Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Martin Bates
The Fields Farm
Barleston Road
Newbold Verdon
Leicestershire
LE9 9NE

Name and Address of Agent (if any)
Jeffrey Lineker
Hollyshaw House
Hollyshaw Lane
Leeds
LS15 7BD

Part I - Particulars of Application

Date of Application	**Application No.**
3 March 2008	08/00216/FUL

Particulars and location of development :

CHANGE OF USE OF BUILDINGS TO FORM TWO LIVERY STABLES AND A WORKSHOP AND ERECT 6 NEW LIVERY STABLES

Fields Farm Barlestone Road Newbold Verdon Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) proposed finished levels or contours
(ii) hard surfacing materials
(iii) minor artefacts and structures (e.g. refuse or other storage units, signs, lighting, etc.)
(iv) planting plans
(vi) written specifications
(vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(viii) implementation programme.

3. No horse manure or other waste materials shall be burnt on the site at any time.

4. The proposed warehouse building as shown on drawing BATES-01 received 03-03-08 shall only operate between the hours of 07.00 - 18.00 Monday to Friday, 08.00 -13.00 Saturdays and at no times on Sundays or public holidays.

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5. The warehouse, shown on drawing number BATES-01 received 03.03.08, shall not be used within Class B2 of the Town and Country Planning (Use Classes Order) 1997 as amended, or any provision equivalent to that class or any statutory instrument revoking and re-enacting that order with or without modification, unless otherwise agreed in writing with the Local Planning Authority.

6. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed workshop shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

7. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To protect the amenities of the neighbouring residents in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. To protect the amenities of neighbouring properties in accordance with Policy BE1 of the Hinckley and Bosworth Local Plan.

5. To protect the amenities of neighbouring residents.

6. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

7. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 22 May 2008