

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL GRANTED

Name and Address of Applicant

Donna Vann
C/O Agent

Name and Address of Agent (if any)

Ben Rayner
Holland Lloyd
Offiss
Falcon Point
Floor 2
Park plaza
Cannock
WS12 2DE

Part I - Particulars of Application

Date of Notification

25 April 2025

Reference No.

25/00198/P3CQ

Particulars and location of development:

Notification to determine if Prior Approval is required for the change of use of two agricultural buildings to three dwellinghouses (Class C3)

39 Main Road, Ratcliffe Culey, Atherstone

Information that the developer provided to the local planning authority:

- Application Form (received: 04.03.2025)
- Planning Statement -
- Site Location Plan – Drawing. No. 233-200 Rev A (received: 04.03.25)
- Proposed Site Plan - Drawing No. 240-202 Rev C (received: 04.03.25)
- Building 3 Existing Elevations – Drawing No. 240-203 (received 04.03.25)
- Building 3 Existing Plans - Drawing No. 240-204 (received 04.03.25)
- Building 3 Proposed Elevations - Drawing No. 240-207 (received: 04.03.25)
- Building 3 Proposed Plans - Drawing No. 240-208 (received: 04.03.25)
- Building 4 Existing Elevations - Drawing No. 240-205 (received: 04.03.25)
- Building 4 Existing Plans - Drawing No. 240-206 (received 04.03.25)
- Building 4 Proposed Elevations - Drawing No. 240-209 (received: 04.03.25)
- Building 4 Proposed Plans - Drawing No. 240-210 (received: 04.03.25)
- Proposed Curtilage Site Plan - Drawing No. 240-211 (received: 04.03.25)
- Structural Inspection (Diamond Wood & Shaw Ltd) (received: 12.12.2024)

Part II - Particulars of decision

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted**, subject to the following planning conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan – Drawing. No. 233-200 Rev A (received: 04.03.25)

- Proposed Site Plan - Drawing No. 240-202 Rev C (received: 04.03.25)
- Building 3 Proposed Elevations - Drawing No. 240-207 (received: 04.03.25)
- Building 3 Proposed Plans - Drawing No. 240-208 (received: 04.03.25)
- Building 4 Proposed Elevations - Drawing No. 240-209 (received: 04.03.25)
- Building 4 Proposed Plans - Drawing No. 240-210 (received: 04.03.25)
- Proposed Curtilage Site Plan - Drawing No. 240-211 (received: 04.03.25)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The materials to be used on the external elevations, including doors and windows, shall accord with the submitted application details as follows:
 - Building 3 Proposed Elevations - Drawing No. 240-207 (received: 04.03.25)
 - Building 4 Proposed Elevations - Drawing No. 240-209 (received: 04.03.25)

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with the drawing titled 'Proposed Site Plan', drawing number 240-202 Rev C. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

4. No development shall take place until a scheme for the treatment of the Public Right of Way Footpath T12 has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally-recorded PROW alignments, or any legal diversion order to ensure they do so in future; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted guidance on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

Reason: To protect and enhance Public Rights of Way and access in accordance with Paragraph 105 of the National Planning Policy Framework (2024).

5. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. Prior to first occupation of any of the dwellings hereby approved, a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, shall be submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. 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 are 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 by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. The collection point for domestic refuse and recycling waste is from the adopted highway boundary.

We cannot travel along or collect from private driveways using our RCV, therefore it would be advisable to include an area next to the adopted highway for safe placement of the various containers on collection day.

Please ensure there is adequate space on the property to store the waste containers.

3. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere.

The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy.

The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

4. In relation to Condition 5 and 6, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 25 April 2025