Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mostyn Gospel Hall Trust
19 Barbara Avenue
Kirby Muxloe
Leicestershire
LE9 2HE

Name and Address of Agent (if any)
Building Plan Services
87 Lothair Road
Aylestone Park
Leicester
LE2 7QE

Part I - Particulars of Application

Date of Application	**Application No.**
31 October 2008	08/01054/COU

Particulars and location of development :

CHANGE OF USE FROM DWELLING HOUSE (Class C3) TO PLACE OF WORSHIP (Class D1)

The Bungalow Peckleton Lane Desford Leicester Leicestershire

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the proposed use and minimum alteration to the property would not result in a detrimental impact on the amenities of the nearby residential properties or highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 and T5

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. Before the development hereby permitted is first brought into use, the northern vehicle access shall be permanently closed in accordance with the details shown on drawing number Hp 3322/a/2 received 31.10.08 and the existing vehicular crossing re-instated to verge.

3. If any vehicular access gates, barriers, bollards, chains, or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the Highway boundary and shall be hung so as to open inwards only.

4. Before first use of the development hereby permitted, the parking and turning facilities shall be hard surfaced in a porous hard bound material and laid out in accordance with the approved plan HP 3322/a/2 received 31.10.08.

Continued...

Continuation 08/01054/COU

5. This permission shall operate solely for the benefit of the Mostyn Gospel Hall Trust and shall not run with the land.

6. The development hereby approved shall be carried out in accordance with the approved plans and the endorsed Green Travel Plan submitted 10.12.08.

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 reduce the number of vehicle accesses to the site and consequently to reduce the number of potential conflict points in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.

3. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway in accordance with policy T5 of the Hinckley and Bosworth Local Plan.

4. To ensure adequate off street parking is provided to an adequate standard that allows vehicles to enter and exit the site in forward gear to accord with Policy T5 of the Hinckley and Bosworth Local Plan.

5&6. The frequency of the meetings, and how the applicant proposed to control the car use renders this application acceptable however, another use within the same use class could result in a detrimental impact on highway safety and the amenities of neighbouring residents contrary to the aims of policies BE1 and T5 of the Hinckley and 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.

4. If further off street car parking provision is required, you are advised that this may require consent from the Local Planning Authority and a scheme that accesses ground to the south of the building will be considered more favourably than a scheme to the north. The applicant is also requested to considered the possibility of utilising, with the appropriate consent, the off street parking currently provided by Sport in Desford on adjacent land, if overspill facilities are required.

5. List of plans used in the determination of this application:-
Site location plan, block plan, HP 3322/a/1, HP 3322/a/2 design and access statement, Green Travel Plan.

6. It will be necessary to apply to the Divisional Surveyor to undertake works to the highway. Your are advised to contact Leicestershire County Council.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 23 December 2008