

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

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

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mr P Collis
The Secret Garden Ltd
2 Paddock Lane
Burbage
LE10 2JD

Name and Address of Agent (if any)

Mr Kristian Lawrence
Lawrence and Finley Architects Limited
27 Templar Road
Ashby De La Zouch
LE65 2AD

Particulars of Application

Date of Notification

2 May 2023

Reference No.

23/00441/P3CMA

Particulars and location of development :

Change of use of existing light industrial unit (Class E) to bungalow (Class C3)

Former Severn Trent Reservoir Off, Leicester Road, Hinckley

Information that the developer provided to the local planning authority:

- Application form
- Planning Statement
- Proposed plans Drg No. COU-04
- Existing plans Drg No. COU-03
- Proposed site plan Drg No. COU-02
- Site location plan Drg No. COU-01
- Transport plan

I write further to your recent application under Class MA 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 conditions:**

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

Proposed site plan Drg No. COU-02
Proposed plans and elevations Drg No. COU-04
Supporting statement

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 development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Lawrence Finley drawing number COU-02. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 the National Planning Policy Framework (2021).

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

1. Notwithstanding the approved plans, this approval does not give you approval for any building operations which cannot fall within the provisions of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Separate planning approval must be granted for such development.
2. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
4. Adequate provision for waste and recycling storage of should be considered which addresses accessibility to storage facilities and provide adequate space at the adopted highway boundary to store and service wheeled containers.
5. According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable.

The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

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.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 27 June 2023