COMMITTEE EXTRACT

Committee Date: 16 December 2008

Reference:- 08/01022/FUL **Parish:-** Barwell Parish Council

Applicant:- Tesco Stores Ltd
C/o Agent

Location:- 59 High Street Barwell Leicester LE9 8DS

Proposal:- DEMOLITION OF EXISTING WORKSHOP AND ERECTION OF A1 USE RETAIL STORE AND TEN APARTMENTS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND ACCESS

Introduction:-

This is a full application for the demolition of a dwelling, garage and workshop and the erection of a 475 square metre (gross) A1 retail store, 10 no. apartments, associated car parking and landscaping and alterations to the highway and vehicular access.

The application site is positioned on High Street, Barwell and consists of a two-storey frontage building positioned at the back of pavement currently used as a dwelling. Behind this is a large single storey building used for garden ornament manufacture with an ancillary sales element including areas of open storage of hard landscaping materials. To the south of the site are a pair of distinctive two storey semi-detached properties set back from the road. To the south of these and wrapping around the properties to bound the application site to the south-east is Barwell Church of England Junior School, with school playing fields forming the eastern boundary of the site. To the north of the site is Doctor Cookes Close which consists of detached and semi-detached bungalows while to the north of the access facing on to High Street is a takeaway with a flat above. Opposite the application site on High Street are predominantly residential properties.

The proposed A1 retail store is sited at the back of the pavement with a two storey 'L' shaped apartment block to the rear of the site positioned along the eastern and southern boundary. The application proposes to upgrade the existing access.

The frontage building has been designed with an elevation to High Street that reflects the existing building. The proposed building is designed as an offset double gabled structure with the store entrance located in a glazed gable facing towards Top Town. The building would have a double pitch roof with a single storey lean to element towards no. 61 High street accommodating the delivery access and storage area. To the rear of the store is a parking area accommodating 16 parking spaces and a further two spaces to replace two on-street parking spaces on High Street adjacent to the access which are proposed to be removed to accommodate adequate visibility splays.

Beyond the store parking area are ten proposed two-bedroomed apartments arranged over two storeys in an 'L' shaped block to the south and east boundaries of the site. These apartments are broken up through the building being organised in small, staggered blocks and through the use of sections of flat roof to link the two main wings. The units will be dug into the site. The apartments are proposed to be constructed to Level 3 of the Code for Sustainable Homes.

The proposed materials for the retail store include brickwork, stone cills and lintels, cedar cladding and glazing to the gables and a natural slate roof reusing the slate from the existing building. The apartments are proposed to be constructed from a mixture of brickwork and cedar cladding with a natural slate roof.

This scheme is a resubmission of a similar application which was withdrawn twelve months ago. That scheme proposed a store and 14 apartments and was withdrawn following concerns regarding the available visibility at the access and the height and mass of the rear apartment block.

A further application has been submitted for Conservation Area consent for the demolition of the frontage building which appears as a separate item on this agenda (08/01023/CON).

The application has been accompanied by a Supporting Planning Statement, Conservation Area Appraisal, Acoustic Report, Protected Species Survey, Transport Assessment and a Design and Access Statement which concludes that 'the proposals are considered to create a high quality new scheme which will significantly improve the general standard of design for new developments in Barwell'.

History:

07/01112	Demolition of dwelling, garage and workshop erection of 372m² A1 retail use store and 14 No. apartments and associated car parking and landscaping and alterations to highway and vehicular access	Withdrawn	5/12/07
07/01111	Demolition of dwelling, garage and workshop	Withdrawn	5/12/07
98/0750	Erection of 4 bungalows and conversion of existing house to form 2 dwellings including extensions	Approved	9/12/98
85/0293	Retention of standing of two road haulage tractor units.	Approved	21/5/85
95/0801	Extension to dwelling; chimney	Approved	4/12/95
81/0319	Variation of condition 2 of 74/0209 (opening hours)	Approved	28/4/81
78/0704	Change of use of garage to carpenters workshop and erection of offices	Approved	27/6/78
77/1816	Removal of condition 3 of 77/1247	Approved	24/1/78
77/1247	Vehicle repair workshop	Approved	22/11/77
74/0209	Change of use from industrial to warehouse	Approved	23/5/74

Consultations:-

No objection has been received from:-

The Leicestershire Constabulary Crime Reduction Officer
Head of Corporate and Scrutiny Services (Green Spaces)

No objection subject to conditions have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Director of Community Services (Archaeology)
Director of Community Services (Ecology)
Severn Trent Water
Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

The Primary Care Trust - A financial contribution of £5,830.00 has been requested towards healthcare provision in the geographical area.

Site notice and Press notice were displayed and neighbours notified.

9 letters of objection have been received raising the following concerns:-

a) parking;
b) noise disturbance;
c) pedestrian safety;
d) impact on small businesses/competition;
e) traffic problems;
f) nothing wrong with the existing building;
g) pollution;
h) plenty of existing accommodation.

4 letters of support have been received ~~noting~~ raising the following points:-

a) provides alternative place to shop;
b) provide jobs;
c) regeneration.

A petition in support of the application entitled 'Bring Tesco to Barwell' has been submitted signed by 181 people.

1 letter of representation has been received which raises no objection to the proposal but suggests the removal of the Leylandi hedge.

At the time of writing the report comments have not been received from:-

Barwell Parish Council
Environment Agency

Development Plan Policies:-

Planning Policy Statement 1 - Delivering Sustainable Development sets out the Government's objectives for the planning system. The document states that high quality and inclusive design should be the aim of all those involved in the development process.

Planning Policy Statement 3 - Housing sets out the national planning policy framework for delivering the Government's housing objectives. This document states at paragraph 12 that good design is fundamental to the development of high quality new housing. Paragraph 47 sets out 30 dwellings per hectare as the national indicative minimum density.

Planning Policy Statement 6 - Planning for Town Centres states that to deliver the Government's objective of promoting vital and viable town centres, development should be focused in existing centres in order to strengthen and, where appropriate, regenerate them.

The Local Plan (adopted February 2001)

The site is located within the settlement boundary of Barwell as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development ~~of the adopted Hinckley and Bosworth Local Plan~~ states that planning permission for development proposals will be granted where they: complement or enhance the character of the surrounding area; ensure adequate highway visibility and parking standards; do not adversely affect the amenities of neighbouring properties; incorporate landscaping to a high standard; and would not be prejudicial to comprehensive development of a larger area of land which the development forms part.

Policy BE7: Development in Conservation Areas states that the primary planning policy is the preservation or enhancement of the special character or appearance. Planning permission which would harm that special character or appearance will not be granted.

Policy Retail 1: General Retail Strategy - states that planning permission will be granted for new retail development within Hinckley Town Centre and existing, or proposed, local shopping centres.

Policy Retail 7: Local Shopping Centres - states that outside Hinckley Town Centre planning permission will be granted for retail development to serve the local community provided that development does not have an adverse effect on the amenities enjoyed by occupiers of adjoining residential property and the general character of the locality; involve the intensified use of an access or the creation of a new access which would be inadequate in terms of width and/or visibility to the detriment of highway safety; and result in under provision of parking.

Policy REC3 New Residential Development - Outdoor Play Space for Children of the adopted Hinckley and Bosworth Local Plan requires the appropriate level of open space to be provided within development sites or, alternatively, a financial contribution to be negotiated towards the provision of new recreation facilities within the vicinity of the site or towards the improvement of existing facilities in the area. Supplementary Planning ~~Guidance~~ (~~October 2002~~) gives further advice regarding the provision of Play and Open Space. Sept '08

Policy RES5: Residential Proposals on Unallocated Sites of the adopted Hinckley and Bosworth Local Plan refers to residential proposals on unallocated sites and states that residential proposals on such sites will be granted planning permission if they lie within the boundaries of a settlement area and the siting, design and layout does not conflict with the relevant plan policies.

Policy T5: Highway Design and Vehicle Parking Standards of the adopted Hinckley and Bosworth Local Plan refers to the application of appropriate standards for highway design and parking provision for new development.

Policy NE2: Pollution states that planning permission will not be granted for development which would be likely to cause material harm through pollution of the air or soil or suffer material harm from either existing or potential sources of air and soil pollution.

Policy NE12: Landscaping Schemes states that proposals for development should take into account the existing features of the site and make provision for further landscaping where appropriate.

Supplementary Planning Guidance / Documents

Further guidance is provided within the Borough Council's Supplementary Planning Guidance for Residential Development and the Supplementary Planning Documents concerning Play and Open Space and Sustainable Design.

Appraisal:-

The main considerations with regards to this application are:

Principle of Development
Loss of Existing Building
The Retail Element
The Residential Element
Access and Parking
Impact on Neighbouring Properties
Other considerations

Principle of Development

The site is located within the settlement boundary of Barwell and the front of the site falls within the Barwell Conservation Area. The whole site is designated as a local shopping centre under Policy Retail 1 where new retail development is acceptable in principle. The site would be classified as brownfield under annex B of PPS3. Retail and residential redevelopment is therefore considered acceptable in principle.

Loss of Existing Building

The demolition of the frontage building requires Conservation Area consent which is a separate application on this agenda. Though the comments of the Borough Council's Conservation Officer are awaited, it is understood no concern regarding the loss of the building will be raised as the building has been inconsiderately altered and extended over time. The buildings to the rear are industrial in nature and relatively modern, no concern is raised with the clearance of the rear of the site.

The Retail Element

As stated above, Planning Policy Statement 6 requires new development to be focused in existing centres to strengthen and regenerate them. The front of the application site is within the designated retail area of Barwell, therefore, as set out in paragraph 3.8 of PPS 6, it is not necessary to demonstrate a need for the development. Impact assessments are only required for edge of centre and out of centre developments or where the development is of a size likely to impact upon adjacent centres. At 372 square metres the proposal is considerably below the indicative threshold for when an impact assessment is required of 2,500 square metres as stated within PPS6.

Similarly, at paragraph 1.7 it states that, it is not the role of the planning system to restrict competition, preserve existing commercial interests or prevent innovation. Therefore the concerns raised regarding the impact of the proposal on the existing retailers are not a planning consideration.

The application proposes the store to be positioned to the front of the site, at the back of the pavement, in a similar position to the existing building. The building is proposed with a staggered footprint with double pitched roof and double gables to the north and south elevations. From the southern gables, a lean to single storey element projects towards no. 61 High Street accommodating the storage and back of house area.

The design includes fenestration to the High Street elevation designed to reflect the existing building with high level windows and blind windows with stone cills and lintels. A recessed blind arched doorway has been included in the High Street elevation to the storage area to give the impression of a garden wall with a lost access.

To the northern elevation, adjacent to the improved access, the building is proposed with an entirely glazed gable accommodating the main entrance. This faces towards the existing shops further up High Street and Top Town and will help to visually link the development to the existing shopping area.

The staggered design of the store allows a longer elevation to be presented to High Street reflecting the existing building in terms of footprint and prominence, while setting back the rear element of the building allows the impact on neighbouring properties to be reduced.

The height of the proposed retail building at 9.1 metres to the ridge is higher than the existing building, at 6.5 metres, but is still considered to be in scale with the neighbouring properties, no. 53 which

stands at 9.7 metres and no.61 which stands at 9.1 metres. No. 70 High Street opposite is also a similar scale to the proposed store at 8.9 metres. The height of the proposal is therefore considered acceptable.

With regards to design, PPS6 states that it is essential for town centres to provide a high quality and safe environment to remain attractive and competitive. Well designed public spaces and buildings are key elements which can improve the health, vitality and economic potential of a town centre. The proposal which takes elements from the existing building and combines with modern materials on the northern elevation is considered to achieve this aim.

As the application site is within the designated local shopping centre of Barwell, the principle of a retail use on the site is accepted. It is further considered that the proposal presents an acceptable design solution for this part of the site.

The Residential Element

The proposed apartments form a two-storey 'L' shape in the south-eastern corner of the site. The design of the apartments are broken up with variations in the position of the front elevation with the two blocks joined by a flat roofed section.

The fenestration is predominantly orientated into the site with elevations towards the adjacent school and school playing areas containing only high-level top-hung inward opening obscured windows or obscured fixed windows to prevent overlooking. While this has limitations on the design of these elevations it is considered necessary for the privacy of the adjacent school.

The materials of the apartments reflect the materials of the proposed store including cedar cladding, brickwork and glazing. The apartments mirror the proposed stores traditional pitched roof with chimneys.

The five ground floor apartments are served by private garden areas, while the first floor flats are served by a communal garden in excess of Supplementary Planning Guidance requirements. The detailed landscaping of the communal areas can be controlled by condition.

The design of this element is considered acceptable and has overcome the concerns raised with the height and mass proposed in this part of the previous scheme.

Access and Parking

The application proposes to widen the existing site access to a 6.5 metre width and to improve the visibility through the relocation of two on-street parking spaces. The Director of Highways, Transportation and Waste Management (Highways) has raised no objection to the application subject to conditions which include a requirement to enter into a Traffic Regulation Order to relocate the parking bays.

The application proposes 15 spaces plus a disabled space for the store in addition to the two replacement places for the on-street bays. The adopted Local Plan requires stores of between 300 and 1,000 square metres to provide one space per 30 square metres. The application proposes 351 square metres of net usable floorspace which would equate to a requirement of 12 spaces. 16 spaces is therefore an overprovision against the Local Plan, however these spaces will provide some flexibility during deliveries when up to 7 parking spaces will be unavailable for a short time. Given the concerns raised regarding the lack of parking it is not considered appropriate to request a reduction in the number of spaces or seek to refuse the application on these grounds. Cycle parking provision has also been included for the store.

The ten apartments are served by 15 spaces including a disabled space which is in accordance with the 150% Local Plan requirement. Cycle parking provision has also been provided for each flat.

Impact on Neighbouring Properties

The property to the north of the proposed store is in commercial use therefore the main impact will be on no. 61 High Street to the south of the proposed development. The property is currently bound by a garden wall of around 1.6 metres in height with the side garden of the existing residence on the application site beyond. The application proposes to construct the single storey side projection of the store at the site boundary resulting in the existing wall being retained with the store wall immediately behind to a maximum height of three metres.

No. 61 has been extended and altered over time resulting in two side facing ground floor windows being around 1.3 metres from the proposed three metre blank elevation of the store's storage area. One side facing window is obscured and serves a bathroom and is therefore not considered to be an issue in terms of loss of light or overbearing impact of the neighbouring building. The second window serves the kitchen, being positioned above the sink. This room is also served by a second window and glazed door to the southern elevation which will provide light. Both windows appear to be of similar proportions and therefore it is difficult to class either as secondary, however as this impacted window is side facing it is considered difficult to protect from development and that the development of the proposed site should not be blighted by a single side facing window. The boundary treatment could be increased to 2 metres without permission which would have a similar impact on the window.

No. 61 also has a side facing bedroom window at first floor facing the proposed store. While this is currently frosted it is in the process of being replaced with clear glass. At this point the proposed store is single storey for the first three metres with two storey beyond that, the proposal therefore brings two storey development 5.5 metres closer to this window than the existing situation. No side facing windows or glazing are proposed on the store therefore overlooking or light pollution is not considered a concern. In terms of visual impact it is again considered difficult to protect a side facing window from development on adjacent land or to refuse the application on the overbearing impact of bringing development 5.5 metres closer to a single side facing window.

The residential element has been designed with limited fenestration overlooking the neighbouring school. Similarly, there are no windows proposed in the end gable facing towards Doctor Cookes Close. Those windows on the main portion of the building facing towards Doctor Cookes Close are in excess of the 25 metre separation distance required by the New Residential Development Supplementary Planning Guidance. Windows on the other element of the residential block will be at right angles to the properties on Doctor Cookes Close and therefore not pose an overlooking concern, the existing high leylandii hedge on this boundary is also to be retained which will protect the amenity of the neighbouring properties.

A single window is proposed in the gable facing the rear elevation of the store which is 21 metres away from the rear of no. 61 High Street at an oblique angle and not considered to be a concern. The leylandii hedge to the south and east elevations is proposed to be removed and replaced with a 2.6m wall. The exact design of this can be controlled by condition.

Other Considerations.

As the scheme is for a net gain of nine dwellings no Section 106 contributions, with the exception of Play and Open Space, can be requested. The application site is within 400 metres of Barwell Common Open Space which requires protecting and enhancing as set out in the Open Space Quality and Accessibility Audit 2005. A contribution of £1250.80 per dwelling or £11,257.20 in total will be required by condition.

The application proposes hours of opening of 6am until 11pm 7 days a week.

Deliveries are proposed to be daily by the store operator with additional daily deliveries for bread and milk. Frozen goods will be delivered 3 times a week and cigarettes delivered weekly. Most days would therefore see three deliveries with a maximum of five on any single day.

Noise

The application was accompanied by a Background Noise Survey to assess the potential impact of the refrigeration condenser and air-conditioning units on adjacent properties. These are proposed to be centrally positioned in the roof of the rear part of the store with louvers facing the front roof pitch which

would therefore be out of sight from public view. The report concludes that this position will have no detrimental impact on neighbouring properties and the Head of Community Services (Environmental Health) has raised no objection on these grounds.

Conclusions

The application proposes retail and residential development on a brownfield site within the designated retail area within the centre of Barwell, therefore the development is acceptable in principle. The design of the store is considered an acceptable replacement in the Conservation Area and incorporates a number of design features which reflect the existing building. The design of the rear apartments is simple and contemporary and reflects the store in terms of materials. It also minimises detrimental impact on the adjacent school through limiting fenestration on these elevations. The proposed access and parking provision are acceptable to the Director of Highways, Transportation and Waste Management while the proposed parking is also in accordance with the adopted Local Plan. Given this, the proposed scheme is considered to have overcome the concerns raised with the earlier proposal and will provide a well conceived additional retail facility in the centre of the village. The scheme is therefore recommended for approval subject to conditions.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the designation of the application site, 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 would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7, RES5, REC3, RET1, RET7, NE2, NE12and T5

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

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed store, apartments, bin and cycle stores 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.

3 Notification of the commencement date of any site investigation work relating to potential contamination should be given in writing to the Local Planning Authority not less than 14 days before such work commences.

4 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 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.

5 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 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 site first being occupied.

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 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 site first being occupied.

7 Notification of the commencement of development should be given in writing not less than 14 days before development commences.

8 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) means of enclosure
(ii) hard surfacing materials
(iii) minor artefacts and structures (e.g. refuse or cycle storage, lighting, etc.)
(iv) planting plans
(v) written specifications
(vi) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(vii) implementation programme.

9 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.

10 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

11 For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

12 The proposed access layout, including width and radii, as shown in the submitted drawing no 5655 - 122.P7 and the turning area as shown in the Swept Path Analysis Plans 070201 SP38 - SP39 shall be provided before first use of the development hereby permitted. The access drive and turning area once provided shall be so maintained at all times.

13 The car parking for the store shall be provided before the store is brought into use and shall thereafter permanently remain available for such use.

14 The car parking shown within the curtilage of the site for the dwellings shall be provided before the dwellings are occupied and shall thereafter permanently remain available for such use.

15 Before first use of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the Highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority and shall be so maintained thereafter.

16 Before the store hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the Local Planning Authority and once provided shall be maintained and kept available for use in thereafter.

17 Before the apartments hereby permitted are first used, cycle parking provision shall be made to the satisfaction of the Local Planning Authority and once provided shall be maintained and kept available for use in thereafter.

18 Before first use of the development hereby permitted, visibility splays of 2.4 metres by 70 metres to the north east and 2.4 metres by 45 metres to the south west shall be provided at the junction of the proposed access with High Street. These shall be in accordance with the standards contained in the current County Council design guide and shall be so maintained in perpetuity. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splays.

19 Prior to the development being brought into use the existing on street parking bays outside of No53 High Street shall be permanently removed the applicant shall seek (entirely at his own cost) to implement a no waiting at any time traffic regulation to replace them. 2 No replacement parking bays shall be provided within the curtilage of the development site and shall thereafter remain available.

20 The proposed store shall not be open to the public outside the following times:- **** ?

21 No deliveries shall be taken at or dispatched from the site outside the hours of nor at any time on Sundays, Bank or Statutory Public Holidays.

22 No gates shall be erected to the vehicular access.

Reasons :-

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

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

3 To ensure the safe development of the site and to protect amenities of future occupiers of the development to accord with policy NE2 of the adopted Hinckley and Bosworth Local Plan.

4 To ensure the safe development of the site and to protect amenities of future occupiers of the development to accord with policy NE2 of the adopted Hinckley and Bosworth Local Plan.

5 To ensure the safe development of the site and to protect amenities of future occupiers of the development to accord with policy NE2 of the adopted Hinckley and Bosworth Local Plan.

6 To ensure the safe development of the site and to protect amenities of future occupiers of the development to accord with policy NE2 of the adopted Hinckley and Bosworth Local Plan.

7 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

8 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

9 To ensure the development is provided with satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with Policy NE14 of the adopted Hinckley and Bosworth Local Plan.

10 To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

11 To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

12 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

13 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

14 In the interests of pedestrian safety to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

15 In the interests of the sustainability of the development and to encourage alternative transport choice in accordance with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

16 In the interests of the sustainability of the development and to encourage alternative transport choice in accordance with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

17 To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

18 To ensure that residents and visitors will not park on High Street within the required visibility splay in the interests of highway safety and to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

19 To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

20 To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

21 In the interests of road safety and to allow access to the relocated spaces to accord with policy T5 of the 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.

4 In order to provide the visibility splays detailed above, it will be necessary to have the external menu casing removed from the external wall of No53. If after liason, the third party is unwilling to remove the menu casing then the Highway Authority should be informed.

All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager - (telephone 0116 3052202.)

Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

Contact Officer:- Philip MetcalfeExt 5740