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Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Name and Address of Applicant
Aspects Developments Limited
Aspects House
66A Somers Road
Rugby
Warwickshire
CV22 7DH

Name and Address of Agent (if any)
Mr Paul Harris
The Stables
Woodbury Lane
Norton
Worcester
WR5 2PT

Part I - Particulars of Application

Date of Application	**Application No.**
25 March 2008	08/00312/REM

Particulars and location of development :

ERECTION OF 13 DWELLINGS WITH CONSTRUCTION OF ROADS SEWERS AND ASSOCIATED WORKS

55 Cowper Road Burbage Hinckley Leicestershire LE10 2LW

Part II - Particulars of decision

The Hinckley and Bosworth Borough Council grants approval in respect of the details referred to in Part I hereof for the purpose of the conditions imposed on the grant of outline planning permission and subject to the following condition(s) :-

1. This permission relates to the application as revised by amended plans 07/055/02 Rev E, 07-055/03 Rev A, 07-055/05 Rev A, 07/055/06 Rev C, 07/055/07 Rev B, 07/055/09 Rev D, 07/055/10 Rev E, 07/055/11 Rev C and 07/055/505 Rev B received on the 12th and 24th June 2008.

2. This permission relates to the application as endorsed by additional plans no. 07/055/516, 07/055/503 Rev B and 6908-1A received on the 12th June 2008.

3. Notwithstanding the submitted details, before the commencement of development details of the boundary treatment separating the application site from the adjacent jitty shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be completed in accordance with the approved details before first occupation of any dwelling hereby permitted.

The reasons for the conditions are :-

1. To define the permission.

2. To define the permission.

3. In the interests of visual amenity to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Continued...

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

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. The applicant is reminded that this permission should be read in conjunction with the outline planning permission (reference number 06/00648/OUT), a copy of which is attached, and any conditions on that permission must also be complied with.

4. With regards to Condition 3, the applicant is advised that the Local Planning Authority will expect pedestrian access to be created from the site directly on to the public footpath.

5. Part of the proposal is situated in excess of 45 metres from the Highway. In order to cater for emergency vehicles the drive and any turning areas shall be constructed so as to cater for a commercial or service vehicle in accordance with British Standard B.S.5906, 2005 and Building Regulations Approved Document B, Fire Safety 2006.

6. The applicant will be aware that the site access is relatively narrow. In particular, a pinch point exists around 10 metres into the access measured from the kerb where a pair of pillars project into the access. The applicant is advised that these pillars could be removed to maximise the access width.

7. List of plans used in the determination of this application:- 07/055/001 Rev A Location Plan, 07/055/02 Rev E Planning Layout, 07/055/03 Rev A House Type A Plans and Elevations, 07/055/04 House Type B Plans and Elevations, 07/055/05 Rev A House Type C Plans and Elevations, 07/055/06 Rev C House Type D Plans and Elevations, 07/055/07 Rev B Garage Details 07/055/08 Enclosure Details, 07/055/09 Rev D Street Elevations, 07/055/10 Rev E Site Cross Sections, 07/055/11Rev C External materials Schedule, 07/055/505 Rev B Drainage Layout, 07/055/516 Storm Water, Storage and Soakaway Detail, 07/055/503 Rev B External Works Layout, CAD16621/10 Landscape Proposals, 6908-1A Land Survey.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 4 July 2008