

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Bosworth Water Trust Limited
Bosworth Water Trust
Wellsborough Rd,
Market Bosworth,
Nuneaton
CV13 6PD

Name and Address of Agent (if any)

Mr David Broadhead
DCB Professional Services
25 Church Street
Wellington
Shropshire
TF1 1DG

Part I - Particulars of Application

Date of Application

10 January 2020

Application No.

20/00026/FUL

Particulars and location of development :

Change of use of land for the siting of 103 timber style clad holiday accommodation caravans and associated operational development

Bosworth Water Trust Coton Bridge Lane Far Coton Market Bosworth Nuneaton

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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

Site Location
Westfield 3DB Floor Plan
Westfield 3DB Elevation
Sheet 1 of 4 Dwg No. BMD.18.030.DR.P102
Sheet 2 of 4 Dwg No. BMD.18.030.DR.P103
Sheet 3 of 4 Dwg No. BMD.18.030.DR.P104

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

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).

3. No development above ground level shall take place until samples of the materials and colours to be used in the construction of the cabins have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved sample details.

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

4. The Waterpark shall only be available to the overnight visitors of the park, school groups or pre-booked visitors for water based activity learning. The Waterpark shall not be used for any other general leisure or day visitors.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

5. No more than 103; caravan(s), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time, and laid out in accordance with Drawing No. BMD.18.03D.DR.P101

Reason: In the interests of visual amenity and to ensure compliance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The holiday accommodation units on the park shall be occupied for holiday purposes only. The holiday units shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

Reason: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as a dwelling for holiday purposes in the interests of contributing to tourism and the economy of the area and to ensure compliance with Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No development shall commence until a scheme for detailed drainage and electricity connections across the easement within the site, has been submitted to and agreed in writing. The detailed design and scheme shall include a 600mm clearance of the pipeline and a watching brief.

Reason: To ensure that any necessary works within the easement are carried out safely, to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Notwithstanding the approved plans, no development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, and a scheme for implementation, has been 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 details and carried out in accordance with the agreed implementation 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 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.

Reason: To ensure that the development has a satisfactory external appearance, and appropriate ecological mitigation in accordance with Policies DM4, DM6, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development shall commence until drainage details for the disposal of surface water and foul

sewage have been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the development is first brought into use.

Reason: To ensure that the development is provided with a 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 in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

10. Prior to the first occupation of the use hereby approved, details in relation to the long term maintenance of the sustainable surface water drainage system on the development shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site. The sustainable surface water drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long term performance, both in terms of flood risk and water quality, of the sustainable drainage system within the proposed development in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD.

11. Prior to commencement, infiltration testing shall be carried out to demonstrate the suitability of the site for the use of infiltration as a drainage element, the flood risk assessment (FRA) shall be updated accordingly to reflect the drainage strategy. The updated FRA and drainage strategy shall be submitted to and agreed by the Local Planning Authority. The approved details shall be implemented and completed prior to first occupation of the development.

Reason: To demonstrate that the site is suitable for the use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the Site Allocations and Development Management Policies DPD.

12. All driveways and parking areas shall be constructed of porous materials, or provision shall be made to direct run-off water to a permeable or porous area or surface within the curtilage of the property.

Reason: To ensure that the development is provided with a 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 in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

NOTES TO APPLICANT :-

1. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off (where relevant) to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; typical SuDS construction details, sections, headwall details, flow controls and associated calculations demonstrating protection up to the critical 1 in 100 year return period rainfall event plus climate change.

On the assumption that the existing lakes will ultimately receive flows from the proposals, details should be submitted showing the overflow mechanism (connectivity to existing ditches) and typical freeboard within the lakes. An overland flow routing plan should be submitted detailing the route of surface water from a SuDS and lake overtopping scenario.

2. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system.
3. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.



Nicola Smith
Planning Manager
Development Management

Date : 24 March 2021