Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Autowash Engineering Ltd
Midland House
Willow Park Industrial Estate
Upton Lane
Higham On The Hill
Nuneaton

Name and Address of Agent (if any)
Chandlers Building Consultants Ltd
40 Barons Close
Kirby Muxloe
Leicester
Leicestershire
LE9 2BW

Part I - Particulars of Application

Date of Application	**Application No.**
14 November 2008	08/01088/FUL

Particulars and location of development :

ERECTION OF INDUSTRIAL UNIT WITH PERIMETER FENCE

Unit 16 Willow Park Industrial Estate Upton Lane Stoke Golding Nuneaton 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 would be in accordance with the development plan and would not be to the detriment of the character and appearance of the countryside, highway safety and occupiers of the adjacent employment units and the marina.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, EMP1, NE2, NE5, NE14, NE17, Employment Land Study 2004

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 any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed building 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. No development shall take place until full details of a scheme for soft landscape works to the sites boundaries 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) planting plans
   (ii) written specifications
   (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (iv) implementation programme.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

4. 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.

5. 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.

6. 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.

7. 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.

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

9. No development shall commence until such time as details, including the colour finish, of the proposed security fencing and gates has been submitted to and agreed in writing by the local planning authority.

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

3. In the interests of visual amenity, in accordance with the requirements of Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5-8. To protect the amenities of future occupiers in accordance with policy NE2 of the Hinckley and Bosworth Local Plan.

9. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted 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. 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 (0116 3052202).

5. In relation to condition 6, advice from Health and Environment Services is available from 01455 255769.

6. List of plans used in the determination of this application:- LPA-01, LPA-02 _ LPA-03.

T. M Prowse

Date:- 25 February 2009

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL