HINCKLEY & BOSWORTH  **BOROUGH COUNCIL**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Frank Edwards Limited
Edwards Centre
The Horsefair
Hinckley
Leicestershire
LE10 0AN

Name and Address of Agent (if any)
Mr Morrell
156 Factory Road
Hinckley
Leicestershire
LE10 0DS

Part I - Particulars of Application

Date of Application	**Application No.**
12 November 2007	07/01333/COU

Particulars and location of development :

CHANGE OF USE FROM CAR SHOWROOM TO A3 (RESTAURANT)

The Car Studio 91 Trinity Lane Hinckley Leicestershire LE10 0BL

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, T5, RET4, BE7 and BE9 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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. The use hereby approved shall not be open outside of the hours of 5.30pm to 12.30am unless otherwise agreed in writing with the Local Planning Authority.

3. This permission relates to the application as endorsed by additional plans No. FD03 and FD04 received by the Local Planning Authority on the 2nd January 2008.

4. Prior to the development commencing, details of 'NO CUSTOMER PARKING' signing or similar to be erected to the western / northern elevation(s) shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the signing shall be erected prior to the development being brought into use and thereafter maintained.

5. Car parking and any turning facilities for staff and service vehicles shown within the curtilage of the site shall be provided prior to the development being brought into use and thereafter so maintained.

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

3. To define the permission.

Continued...

07/01333/COU Continuation.

4. In the general interests of Highway safety to restrict the vehicular use of the substandard Blockleys yard in accordance with policy T5 of the adopted Hinckley and Bosworth Local Plan.

5. To ensure that some off-street staff parking is provided 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.

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 advised that illuminated signage will require the submission of an application for advertisement consent.

Date:- 7 January 2008

PETER CASH
PROPER OFFICER OF THE COUNCIL