Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr T.Clinton	Geden Designs Ltd
Clinton	18 Hereford Street
Unit 3	Coventry
Station Road Industrial Estate	West Midlands
Station Road	CV1 1LF
Market Bosworth	

Part I - Particulars of Application

Date of Application	**Application No.**
18 August 2008	08/00824/FUL

Particulars and location of development :

DEMOLITION OF EXISTING BUILDING AND ERECTION OF 3 NO. LIGHT INDUSTRIAL UNITS

Clinton Unit 3 Station Road Industrial Estate Station Road Market Bosworth

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to representations received and the 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 by virtue of its siting, location and design would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, EMP1, T5 and T9

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. This permission relates to the application as revised by amended plan Job 108 Drawing 3D received by the Local Planning Authority on 1st December 2008.

3. Before any works commence, representative samples of the types and colours of the materials to be used on the external elevations of the proposed buildings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved material.

4. Notwithstanding the submitted plans, no development shall take place until full details of both hard and soft landscaping works, including implementation timetables, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

5. 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

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

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.

6. There shall be no storage of any description on the open areas of the site

7. Before the development hereby permitted is first used, cycle parking provision and off-street parking shall be provided within the application site as shown on the submitted details. The areas shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.

8. 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.

9. 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.

10. Surface water runoff from access roads, parking turning loading and fuelling areas shall be routed through suitably sited fuel/oil separators before discharging to receiving waters.

11. Notwithstanding the submitted plans, a scheme for the provision of the accesses and gates shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with the approved details prior to first use of the proposed development.

The reasons for the conditions are :-

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

2. For the avoidance of doubt.

3. To enhance the appearance of the development to accord with 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 and Bosworth Local Plan.

5. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. To ensure the site does not deteriorate into an untidy condition to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

7. In the interests of road safety to accord with policy T9 of the adopted Hinckley and Bosworth Local Plan.

8. To ensure the site can be safely developed to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

9. To ensure the site can be safely developed to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

10. To ensure the site can be safely developed to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

11. To ensure that adequate accesses in terms of width and visibility are available, in the interests of road safety to accord with policy T5 of the Hinckley and Bosworth Local Plan.

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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 relation to condition advice from Health and Environment Services is attached to this decision notice which includes the Borough Council's policy on the investigation of land contamination. Any scheme submitted shall be in accordance with this policy.

5. List of plans used in the determination of this application:-
Job No 108, Drawing 1B, 2A and 3D

6. On the basis of the submitted plans, it would appear that the site does not have a common boundary with the adopted highway on Station Road. The Applicant should demonstrate that a right of access into the site exists.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 17 December 2008