07/00902/FUL 30 JUL 2007

Debbie Bates 30 JUL 2007

From: Debbie Bates
Sent: 07 August 2007 16:20
To: Planning Folder
Subject: 07/00902

Hi Guys, this is the invalid letter for the above application, thought it might be easier than you typing it ☺

1/ ▪ The design and access statement needs to contain more detail on the design process including the sites constraints and the design solutions to these, the relationship with surrounding buildings and spaces, etc. The choice of materials should be explained. Information in relation to this is available from CABE. Photographs which show the use of similar design features, such as the oriel windows, on other schemes would be beneficial.

2/ ▪ The statement needs to refer to access to and within the site. A section should also address transport including current traffic levels, proposed levels, reasoning around the access points etc. You may wish to speak to Matt Lennon, Highways Engineer at Leicestershire County Council on 0116 265 7193. The scheme does not appear to meet their requirements in terms of access width.

3/ ▪ A block plan is required to show the proposed development in relation to the surrounding buildings at a scale of 1:200 or 1:500.

4/ ▪ The plans need to be clarified to clearly show the proposed development including differentiation between materials. Lines to indicate demolished buildings or floors above should be clearly annotated. The submitted a-a cross section, rear elevation, Kirkby Road and Stapleton Lane elevations are not clear enough to be acceptable.

5/ ▪ Given the nature of the site, spot levels, finished floor levels and a topographical survey need to be included.

6/ ▪ Heads of terms need to be submitted including a draft Section 106 agreement which can be downloaded from www.hinckley-bosworth.gov.uk/legal this needs to be completed with draft figures from Chris Noakes at County Council and Ian Derbyshire at the Primary Care Trust (01509 568664).

7/ ▪ The application should include street scenes showing the proposal in relation to neighbouring buildings. Plans showing neighbouring buildings should include the building details to allow assessment of the proposals suitability. Neighbouring windows should also be shown. An elevation focusing on the corner feature, i.e. viewed from the centre of the village, should be included.

8/ ▪ The cross sections need to show more details of neighbouring buildings on both sides of the proposal.

9/ ▪ The application should be accompanied by a contaminated land desktop assessment as it has previously been used as a garage and petrol station.

Regards

Debbie Bates
Planning Technician

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09/08/2007

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