

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mr Paul Morris
9 Rose Way
Stoke Golding
CV13 6GH

Name and Address of Agent (if any)

Mr Paul Lyon
LiteBox Architecture
The Lite House
Ansley Road
Nuneaton
Warwickshire
CV10 8LY

Particulars of Application

Date of Notification

5 December 2023

Reference No.

23/01180/P3CQ

Particulars and location of development :

Proposed conversion of barn to dwellinghouse (C3)

Little Mulberry Upton Lane Stoke Golding Nuneaton Leicestershire

Information that the developer provided to the Local Planning Authority:

- Proposed Site Plan / Existing & Proposed Floor Plan – Drg No. 002 (submitted: 05.12.2023)
 - Site Location / Existing & Proposed Elevations – Drg No. 001 (submitted: 05.12.2023)
-

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted, subject to the following planning conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Proposed Site Plan / Existing & Proposed Floor Plan – Drg No. 002 (submitted: 05.12.2023)
 - Site Location / Existing & Proposed Elevations – Drg No. 001 (submitted: 05.12.2023)

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).

2. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed or last employed in the agricultural business associated with the land at 'Little Mulberry, Upton Lane, Stoke Golding,' as identified within the 1:1250 Site Map in the Site Location / Existing & Proposed Elevations – Drg No. 001 plan (submitted: 05.12.2023), or a widow or widower of such a person, or any resident dependant.

Reason: To ensure that the occupier of the dwelling hereby permitted is not subject to noise and odours, outside of their control, that would have an adverse impact on their amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

3. The development shall be carried out in full accordance with the recommendations and biodiversity enhancement opportunities outlined within Table 7 (Evaluation of the Site for Bats and Any Other Ecological Constraints) of Section 4.0 (Conclusions, Impacts, and Recommendations) within the Preliminary Roost Assessment (submitted: 05.12.2023).

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. 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 in writing to, and approved 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. 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 in writing 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall not be first used until such time as the scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to, and approved in writing by, the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. In relation to Conditions 04 and 05, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
3. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway. Please refer to the policies within the Wheeled Bin and Container Policy (updated March 2018). It would be advisable to include an area near the roadside for the safe placement of the various containers on collection day. This will then keep the access clear to allow vehicular access. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.

4. To avoid adverse impacts to nesting birds, the removal of shrubs ideally would be carried out outside the bird breeding season (which runs from March to September, inclusive). If this cannot be achieved, then pre-vegetation clearance nesting bird checks completed by an appropriately experienced ecologist would be required prior to removal works.
5. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.
6. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.
7. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.
8. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Date : 30 January 2024



Christopher Brown MRTPI
Head of Planning