Philip Metcalfe

From: Philip Metcalfe
Sent: 08 May 2009 10:00
To: 'dave.ward@williamdavis.co.uk'
Cc: C.Smith@stephengeorge.co.uk
Subject: RE: 07/01360/FUL Kirkby Road Barwell, Conditions

Dave,

Thanks for your response, apologies that it has taken so long for me to get back to you again. Current position of conditions:

Condition 2 – Materials.
Thanks for the confirmation. This condition has been discharged.

Condition 4 – Landscaping
Again, thank you for the additional information. This condition has been discharged.

Please note condition 5 requires the landscaping scheme to be maintained and any plants that fail should be replaced.

Condition 8 – Land contamination
I can advise that I have had confirmation from our Environmental Health Officer that he is satisfied and therefore this condition can be discharged.

Condition 16 – Access.

I am yet to receive any information regarding this condition. As no details have been submitted this condition cannot be discharged.

Condition 25 – Bin and Cycle stores

Thank you for the additional plans, I note the increase in door size to the bin store. Please can you confirm that you have come to an agreement with our waste and recycling team that waste freighters can access the site and hence the larger bins can be accommodated which fit within the bin stores.

Now that the units are occupied, condition 14 which concerns travel passes can be addressed. I have had emails from Jerry Sykes at EMHA and Gill Moore at Leicestershire City Council which appears to agree a method which is agreeable to the County. While this condition cannot be discharged I can confirm I am happy with the approach suggested.

Having now visited the site, I note the scheme has new railings to Oxford Street rather than the amended existing railings as shown on your plan 7966 L1 B Brick wall and railing detail. The wall and pier to Oxford Street also appear to be new rather than the original wall being reduced and retained as stated in your letter of the 28th August 2008. The bricks used for this wall and the piers either side of the steps to the retained building have not been agreed and are considerably different to the existing wall. I'd be grateful if you could explain why this hasn't been completed in accordance with the permission.

Thanks,

Philip Metcalfe
Area Planning Officer

Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire, LE10 1BZ
Tel: 01455 255740
Fax: 01455 619897
Email: philip.metcalfe@hinckley-bosworth.gov.uk

From: dave.ward@williamdavis.co.uk [mailto:dave.ward@williamdavis.co.uk]
Sent: 16 February 2009 12:01
To: Philip Metcalfe; C.Smith@stephengeorge.co.uk
Subject: RE: 07/01360/FUL Kirkby Road Barwell, Conditions

Philip,

Many thanks for your response below.

In reply I can advise of the following:-

Condition 2 - Materials
The paving in question is from Brett and is a 'Weathered Apricot' mock york stone.

Condition 4 - Landscaping
(vi) - Lighting. The columns are 4m high.
(xi) - Planting. All planting will be completed before scheme hand-over, currently scheduled for 23rd February 2009.

Condition 8 - Land Contamination
I can confirm that placed soil on-site validation has now been carried out and the results will be forwarded to yourselves and the EHO imminently.

Condition 16 - Access
I can confirm that all S184 works will be completed before scheme hand-over on 23rd Feb. I can only apologise that this item has not been more appropriately responded to by the relevant responsible party within our organisation, ie a timetable for works, but hope that you will accept that these works have and are in the process of being physically actioned in accordance with relevant Highways requirements.

Condition 25 - Bin and Cycle Stores
Revised details will be forwarded by Colin at SGP imminently. 6 hoops have been installed in the cycle stores, 3 per store thus enabling 12 cycles (50% of plots) to be secured to them.

I hope the above is agreeable to you but please call me if you require.

Regards,

Dave Ward
Senior Quantity Surveyor
William Davis Limited
Tel: 01509 638355
Fax: 01509 268763

From: Philip Metcalfe [mailto:Philip.Metcalfe@hinckley-bosworth.gov.uk]
Sent: 13 February 2009 15:12
To: Colin Smith; Dave Ward
Subject: 07/01360/FUL Kirkby Road Barwell, Conditions

Colin / Dave,

Current conditions position:

Condition 2 – Materials
As previously discussed, the weathered buff paving sample is considered acceptable, please can you confirm its manufacturer and colour. The rear entrance porch for the retained building as shown on plan 7996 D.53 is also considered acceptable. The proposed softwood boarding for the bin and cycle stores is acceptable. I can

confirm that this condition has now been discharged.

Condition 4 – Landscaping
(vi) – Lighting. Further to our previous discussions the proposed locations for the lighting are acceptable with the caveat that once erected any light disturbance to neighbouring properties could be investigated by our Environmental Health Officers. We also discussed the possibility of reducing their height, I note from visiting the site that the lighting posts erected are lower than the 6m initially suggested, please can you confirm the erected height.
(viii)-(x) – Planting. The revised landscaping plan 110A/LS/7862 rev. C is considered acceptable. Can you confirm when planting will take place to satisfy part (xi) implementation programme of the condition.

Condition 8 – Land contamination.
I note the correspondence of the 19th January and the response of our Environmental Health Officer dated 22nd January requiring further validation. This condition cannot be discharged until this validation is received. Please note condition 5 requires the approved landscaping scheme to be maintained for 5 years.

Condition 16 – Access
These details are still awaited

Condition 25 – Bin and Cycle stores
The revised bin store details are still awaited.
With regards to the cycle stores, please can you confirm if the Llanelli cycle racks will be installed or standard cycle hoops. If the latter, please can you confirm the numbers to be installed in each cycle store.

I can confirm that the S106 contributions required for this site have been received.

Please could you forward the above details at your earliest convenience.

Kind regards,

Philip Metcalfe
Area Planning Officer

Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire. LE10 1BZ
Tel: 01455 255740
Fax: 01455 619897
Email: philip.metcalfe@hinckley-bosworth.gov.uk

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Philip Metcalfe

From: Jerry Sykes [Jerry.Sykes@emha.org]
Sent: 16 February 2009 16:17
To: Gill Moore; Philip Metcalfe
Subject: RE: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Thanks Gill

I can confirm that we will be adding to each travel pack provided by yourselves enough vouchers to cover 3 months free travel for 2 people on route 48 (Stagecoach) between Hinckley and Leicester. The passes are also valid on route 158 (Arriva/Centrebus).

Regards

Jerry

From: Gill Moore [mailto:GMoore@leics.gov.uk]
Sent: 16 February 2009 15:51
To: Jerry Sykes; Philip Metcalfe
Cc: Gill Moore
Subject: RE: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Hello both,

As long as Jerry can confirm that each dwelling / unit will have a chance to apply for or be given 2 free bus passes that are valid for a period of at least 3 months on a service that goes close to the site and has an attractive end destination then we are OK with them providing the passes themselves. Stagecoach 48 service is not the closest service to the site, but it does have good end destinations and it is only a short walk to the stops served. Therefore we are happy with it.

Regards,

Gill

-----Original Message-----
From: Jerry Sykes [mailto:Jerry.Sykes@emha.org]
Sent: 16 February 2009 12:23
To: Philip Metcalfe; Gill Moore
Subject: RE: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Hi Gill

Can you confirm that you are okay with us providing the bus passes ourselves and then I can get them ordered from Stagecoach.

Thanks

Jerry

From: Philip Metcalfe [mailto:Philip.Metcalfe@hinckley-bosworth.gov.uk]
Sent: 13 February 2009 12:29
To: Jerry Sykes; Gill Moore
Subject: RE: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Dear Both,

From the point of view of the LPA the condition requiring packs and passes to be provided was included on the decision notice at the request of the County. I'm happy to discharge the condition if Gill can confirm that the approach suggested satisfies the County's needs for packs and passes to be provided.

Kind regards,

Philip Metcalfe
Area Planning Officer

Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire. LE10 1BZ
Tel: 01455 255740
Fax: 01455 619897
Email: philip.metcalfe@hinckley-bosworth.gov.uk

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From: Jerry Sykes [mailto:Jerry.Sykes@emha.org]
Sent: 11 February 2009 16:14
To: Gill Moore
Cc: Philip Metcalfe
Subject: RE: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Hi Gill

The full address of the properties is: Old Cobblers Place, Oxford Street, Barwell, Leicestershire LE9 8NH

Numbers 10 - 25 (but not 13) are the rental units and are expected to be occupied week commencing 9 March.

Numbers 1 - 9 are the shared ownership units and will be marketed as soon as they are handed over (same time as the rental units).

So we will need the 15 packs for the rental units by the first week in March but the other 9 can wait a while.

Please can you send me an invoice for the full cost. And let me know if there is anything further you require.

Thanks

Jerry

From: Gill Moore [mailto:GMoore@leics.gov.uk]
Sent: 10 February 2009 15:52
To: Jerry Sykes
Cc: Gill Moore; Philip.metcalfe@hinckley-bosworth.gov.uk
Subject: Kirkby Rd, Barwell - 2007/1360/04 - planning conditions (transport)

Dear Jerry,

Packs: - We can get the site location for the map off the planning application number, and you have confirmed number of packs required is 24. So the main items to consider are the 1st occupation date and build rate i.e. how many you need each time (we don't supply them all at once as they can go out of date before the residents receive them). We shall work on late February for a start date, but please confirm the build rate / expected sell rate. The packs are currently £34 each, so the total required would be 24 x £34 = £816.00. If you let me have a cheque for the total I shall arrange to start preparing the packs to coincide with 1st occupation.

Passes: - As discussed in our call earlier today, please contact Phil Metcalfe at the Local Planning Authority who will need to advise what you need to do in order to comply with their condition.

Cycle vouchers:- Thank you for clarifying that cycling incentives are not part of the conditions / not required.

If any of the above is not clear please give me a call on 0116 3056692 or email.

Thank you and kind regards,

Gill

-----Original Message-----
From: Jerry Sykes [mailto:Jerry.Sykes@emha.org]
Sent: 04 February 2009 14:42
To: Gill Moore
Subject: FW: Travel packs

Hi Gill

One of our development assistants has just told me that cycle vouchers are not part of the planning consent, so we just need confirmation that getting travel passes ourselves is okay with you, and that you can supply the travel packs. I would be grateful if you could get back to me as soon as possible, so that we can get the packs ready for the end of the month.

Thanks

Jerry

-----Original Message-----
From: Jerry Sykes
Sent: 03 February 2009 14:34
To: 'Gill Moore'
Subject: Travel packs

Hi Gill

After some consideration, we have decided to go with packs produced by yourselves for this scheme. Can you let me know what information, if any, you require from us, and what the full costs of the packs will be. There are 24 units on the scheme, 15 for rent and 9 for sale. Completion is due to take place on 27 February, although this may be delayed with the current bad weather.

We will, however, be getting the bus passes ourselves from Stagecoach. I have arranged for them to supply us with enough vouchers to cover 12 weeks travel for 2 people on their 48 bus route between Hinckley and Leicester. The passes are also valid on the Centrebus/Arriva 158 route through Barwell. I trust this is sufficient to meet your requirements.

I think this only leaves the cycling vouchers. Can you tell me a bit more about them, please. Where can I get them? How much do we need to provide for each unit? Etc.

Thanks

Jerry

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Philip Metcalfe

From: Simon Smith
Sent: 17 February 2009 08:40
To: 'Paul Diamond'
Cc: Philip Metcalfe
Subject: RE: Kirkby Road/Oxford Street, Barwell.

Paul,

I can confirm that I have no further comments to make on the land contamination aspects of this development and so the appropriate planning conditions can be discharged.

Regards

Simon Smith

From: Paul Diamond [mailto:p.diamond@diamondwood.co.uk]
Sent: 16 February 2009 15:07
To: Simon Smith
Cc: asanders@nhbc.co.uk; greg.wood@williamdavis.co.uk
Subject: Kirkby Road/Oxford Street, Barwell.

The Diamond Wood Partnership

The Old school Blaby Road Enderby LE19 4AR
Tel: 0116 284 8989 Fax: 0116 284 8898

Simon,

We have today checked the thickness of the imported validated topsoil in three randomly selected locations:

* In the new rear garden to Plot 2
* In the landscaped area to the front of Plots 21/22
* In the garden of Plot 23

We can confirm that in each location the depth of the imported topsoil was in excess of 600mm.

Regards

Paul Diamond