Please ask for: Mr Philip Metcalfe
Direct Dial 01455 255740
Direct Fax: 01455 619897
Email: philip.metcalfe@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 07/01360/FUL/PM
Date: 22nd July 2008

Colin Smith
Stephen George & Partners
55 Maid Marrion Way
Nottingham
NG1 6GE

Dear Colin,

Re: 07/01360/FUL 66 Kirkby Road, Barwell, Discharge of Conditions.

Further to your recent submissions and my subsequent conversations with Greg Wood I can confirm the current status of the conditions of the above application as follows:

Condition 2 – Materials.
The proposed Hanson Mandarin Mixture facing bricks and Portland coloured reconstituted stone cills are considered acceptable. The proposed natural slate is acceptable for plots 1, 2 and 7-13 however I would also like to see this used on plots 14-19. I do not consider the proposed concrete tile to be acceptable on a road frontage in the Conservation Area. A plain tile in slate grey would also be acceptable for plots 14-19.

For the retained building please can you confirm that the reclaimed bricks have been reclaimed from the demolition of other structures on this site. Please can you also advise details of the proposed windows for the retained building.

Condition 4 – Landscaping.
(i) Proposed finished levels or contours
The proposed finished floor levels on your Engineering Layout Plan E2299.2B are considered acceptable.

(ii) Means of enclosure.
The submitted details do not provide sufficient detail with regards to the retention of the wall and railings to the front of the site and the lowering of the wall to Oxford Street. Please could you provide more details on the removal of the spikes on the railings and how this will be finished. Can you confirm the existing railings will be retained and the colour they will be painted. Can you advise the height the wall to Oxford Street will be reduced to and whether the pillar at the junction of Oxford Street and Kirkby Road will be retained. Please could you confirm that the existing gated access facing Oxford Street will be closed with a continuation of the dwarf wall and railings and whether this wall can be erected from reclaimed bricks from the adjacent wall? Can you advise the position of gates in the railings to Oxford Street.
The proposed 1.8m closeboarded fence is considered acceptable between gardens however a wall should be included where the parking court bounds the neighbouring property on Kirkby Road. This was a particular concern of Members during the discussion of the application at Planning Committee.

(iii) – (iv) Car parking layouts and turning areas
The details as shown on plan 7996A.04 Rev C are acceptable.

(v) Hardsurfacing materials
The hard landscaping shown on plan 7996A.04 Rev C is dominated by areas of tarmac. Can the surfacing of the footpaths be reconsidered and additional thought given the to the surfacing of the access to the retained building.

(vi) Minor artefacts and structures
Please can you also advise the lighting to be provided within the site.

(vii) Functional services
The details on the Engineering Layout E2299.2B are considered acceptable.

(viii) – (x) Planting
I have enclosed comments from our Green Spaces Officer on your submitted landscaping plan. I would be grateful if you could incorporate his comments in an amended plan. Please could you also re-site the three trees at the corner of Oxford Street and Kirkby Road closer to the apartments to prevent any impact on the junction visibility. Please could you provide further details on the MG5 Grassland Mix BSH. The amenity space provided for the apartments is below our required standard, therefore I need to ensure that these areas are available for the use of the residents. Please can additional landscaping be included to screen the separate cycle store.

Condition 6 – Drainage.
The details shown on plan E2299.2B are acceptable to Severn Trent Water and therefore this condition has been discharged.

Condition 8 – Land Contamination.
I understand that your consultants are speaking directly to Simon Smith in our Environmental Health department. As yet I am unable to discharge this condition.

Condition 11 – Noise.
The submitted noise report has been submitted to Simon Smith, he has commented as follows:

Page 1 - 3.1 - SK02 -05 (Contour Maps) don't appear to show PPG categories as mentioned in the report. I feel that such maps need to be supported by figures. In addition, I am assuming that internal figures are calculated with windows closed. Therefore the 30-35dB BS8233 and WHO standards would not be met with windows open.

Page 4 - 2.1 - The dates don't correlate with Appendix A.

Your consultants may with to speak to him directly to discuss these issues on 01455 255769.

Condition 13 – Levels
The proposed levels on your Engineering Layout Plan E2299.2B is considered acceptable and therefore this condition can be discharged.

Condition 16 – Vehicular Accesses.
This condition requires a scheme to be submitted and note to applicant 3 explains that this needs to incorporate a timetable. Please could you submit details to discharge this condition. Details from the S184 agreement may suffice for this.

Condition 24 – Solar panels.
You comment that these are not to be included is noted. Please can you advise the Code for Sustainable Homes rating for the development.

Condition 25 – Bin and Cycle Stores.
The details provided on the proposed bin and cycle stores have been forwarded to our Recycling and Refuse Department for their comment. I have some concerns regarding the design of these structures and the projection of the pergola above the fencing of the store, are you able to provide photographs of similar structures used elsewhere? Please could you also clarify whether the trellis covers the whole of the roof as this is not clear from the drawings.

I would be grateful if you could clarify the above points and provide the additional details at your earliest convenience and before development commences on site.

Yours sincerely,

for Tracy Darke
Development Services and Policy Manager