HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr S Mayne	Mr Morrell BSc
37 Elmesthorpe Lane	156 Factory Road
Earl Shilton	Hinckley
Leicestershire	Leicestershire
LE9 7PT	LE10 0DS

Part I - Particulars of Application

Date of Application	**Application No.**
17 December 2007	07/01465/FUL

Particulars and location of development:

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS

37 Elmesthorpe Lane Earl Shilton Leicester Leicestershire LE9 7PT

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, RES5, NE14, T5 and REC3 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 No. 07/01465A/FUL and endorsed by additional plan No. 07/01465B/FUL received by the Local Planning Authority on 29th January 2008.

3. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

4. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

6. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

7. Before the development is commenced, full details of all boundary walls and fences shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

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

8. Before first occupation of the dwellings hereby approved, the car parking spaces and turning areas shown on the approved plan No. 07/01465A/FUL shall be provided and thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

9. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

10. Before first occupation of Unit 1, the new access drive and any turning space shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

The reasons for the conditions are:-

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

2. To define the permission.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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5. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

6. To ensure that the development contributes towards the provision of public play and open space facilities within the vicinity of the site to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Guidance on Play and Open Space.

7. To ensure that the development has a satisfactory appearance, to protect the amenities of future occupiers of the dwellings hereby approved and to protect the privacy and amenities of the occupiers of neighbouring properties to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

8. To ensure that adequate off-street car parking and turning facilities are provided to serve the dwellings hereby approved to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

9. To enable a vehicle to stand clear of the highway to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

10. To reduce the possibility of deleterious material (loose stones etc.) being deposited in the highway causing danger to road users to accord with policy BE1 of the adopted Hinckley and Bosorth Local Plan.

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. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

4. Surface water should be discharged to a soakaway subject to the presence of satisfactory permeable ground strata.

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5. Access drives, parking spaces and turning areas should be constructed in a pervious paving system, with or without attenuation storage, depending on ground strata permeability.

6. The applicant's attention is drawn to the presence of an electricity substation on the western side of Elmesthorpe Lane and is advised to seek further details from the owner as to the location and extent of any related apparatus prior to development commencing.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 11 February 2008