Hinckley & Bosworth Borough Council
A Borough to be proud of

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Steven | Surname: Plant

Company name: Benchmark Properties

Street address: Wharf Yard, Coventry Road

Town/City: Hinckley

County:

Country: United Kingdom

Postcode: LE10 0NQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: George | Surname: Burton

Company name: GB a&e Ltd

Street address: Ryton Organic Gardens, Wolston Lane, Ryton-on-Dunsmore

Town/City: RUGBY

County: Warwickshire

Country: United Kingdom

Postcode: CV8 3LG

	Country Code	National Number	Extension Number
Telephone number:		02476 217727	
Mobile number:			
Fax number:			

Email address: admin@gbae.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Wharf Yard

Street address: Coventry Road

Town/City: Hinckley

County: Leicestershire

Postcode: LE10 0NQ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 441118

Northing: 293210

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: | First name: Lesley | Surname: Keal

Reference:

Date (DD/MM/YYYY): 26/02/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Lesley referred to the committee report for the original application which stated
The building proposes to use materials to match the adjacent residential premises. The scheme proposes two areas of planting and an amenity grass area. The applicant has confirmed that a management company will maintain all of the shared areas. The scheme also proposes car parking spaces and cycle storage.
A further section of the report stated
There are ground, first floor and velux window units proposed in the rear, eastern elevation which would overlook the adjacent car parking and garaging area but not any habitable windows of the neighbouring dwelling. Some lower panes of obscure glazing have been proposed in both the most southerly point within the rear elevation and the end, south elevation facing the canal to prevent overlooking. In addition, obscure glazing is proposed in the northern end elevation. Conditions are suggested to secure this.
The four windows proposed in the rear, eastern elevation are to be fitted in obscure glass and be non opening.
Again this will be secured by the imposition of a planning condition. There are to be no other restrictions on the remainder of the windows within the rear elevation as there is no planning related reason to do so.
Lesley could not find details of any existing discharge of conditions application.

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Dental Laborartory and clinic with two office units and nine apartments with vehicular access and parking

Application reference number: 11/00808/FUL | Date of decision: 02/05/2012

Please state the condition number(s) to which this application relates:

Condition number(s):

3,4,5,6,7,8,10,11,13

Has the development already started? ( ) Yes (•) No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

3 - Materials for external elevations
4 - Windows and Door Styles, reveals, cills, header treatments and materials of construction
5 - Eaves and verge treatment, guttering and down pipes (including materials and method of fixing)
6 - Hard and Soft Landscaping - Means of enclosure and boundary treatments; Hard surfacing materials; External lighting; Schedules of plants; Written specifications; Implementation program,
8 - Proposed ground levels and finished floor levels
10 CfSH for each plot to level 3
11 - Drainage plans for surface water and foul sewage
13 - Secure cycle parking provision

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ( ) Yes (•) No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 10/04/2015