Town and Country Planning Act 1990

**OUTLINE PLANNING PERMISSION**

**Name and Address of Applicant**
Miss S L & K E Flavell
C/o Agent

**Name and Address of Agent (if any)**
James Bailey Planning
9 Hinckley Road
Burbage
Hinckley
Leicestershire

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 22 February 2008 | 08/00183/OUT |

**Particulars and location of development:**

RESIDENTIAL DEVELOPMENT

**46 Lutterworth Road Burbage Hinckley Leicestershire LE10 2DW**

**Part II - Particulars of decision:**

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, RES5, IMP1 and REC2 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 outline planning permission for the carrying out of the development referred to in Part I hereof, in accordance with the application and plans submitted, subject to the following condition(s) :-**

1. Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

2. Approval of the following details (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced:

   i) The layout of the site including the way in which buildings, routes and open spaces are provided and the relationship of these buildings and spaces outside the development.
   ii) The scale of each building proposed in relation to its surroundings.
   iii) The appearance of the development including the aspects of a building or place that determine the visual impression it makes.
   iv) The access arrangements to and within the site for vehicles, cycles and pedestrians.
   v) The landscaping of the site including treatment of private and public space to enhance or protect the site's amenity through hard and soft measures.

   The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details unless otherwise agreed in writing by the Local Planning Authority.

3. The reserved matters application shall include the following information for the prior approval by the Local Planning Authority.

   i) The external building materials
   ii) The provision to be made for vehicle parking on the site
   iii) Drainage plans showing the method of disposal of surface and foul water drainage, which shall be on separate systems. This should include sustainable drainage principles where possible.

**Continued...**

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

iv) The existing trees and hedges on the site, which are to be retained in the form of a full and detailed survey.
vii) The provision to be made for screening by walls and fences
viii) The floor levels of the proposed dwellings in relation to the existing ground level and the finished levels of the site.
ix) Details of the turning facilities, access widths, gradients, surfacing materials and visibility splays.

The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details unless otherwise agreed in writing by the Local Planning Authority.

4. 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 REC2 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.

5. Notwithstanding the indicative plan submitted this consent grants permission for residential development only and does not grant approval for the number of dwellings.

The reasons for the conditions are :-

1. To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

2. This is a planning permission in outline only and the information required is necessary for the consideration of the ultimate detailed proposal.

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4. To ensure the provision of adequate play and open space within the vicinity of the site in accordance with Policy REC3 of the adopted Hinckley and Bosworth Local Plan.

5. To clarify to permission.

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. Condition 4 of the outline application refers to play and open space contribution. In this instance a contribution of £1,241 per dwelling is required towards the provision and maintenance of off-site play and open space.

4. With any detailed application the Highway Authority may seek improvements to the width of Workhouse Lane within the vicinity of the site to cater for additional traffic that the proposal is likely to generate.

T. M Prowse

Date:- 25 April 2008

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

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