HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Sketchley Grange Limited	R John Craddock Associates
Sketchley Lane	Dugdale House
Burbage	25/27 Dugdale Street
Hinckley	Nuneaton
Leicestershire	Warwickshire
LE10 3HU	CV11 5QJ

Part I - Particulars of Application

Date of Application	**Application No.**
19 October 2007	07/01230/FUL

Particulars and location of development :

EXTENSIONS AND ALTERATIONS TO HOTEL TO CREATE 42 NO. ADDITIONAL BEDROOMS, ADDITIONAL CAR PARKING AND OTHER WORKS

Sketchley Grange Hotel, Sketchley Lane, Burbage, Hinckley, Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, NE4, NE5, REC22, and T5 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 plans 3164-37G, 3164-38H, 3164-39E, 3164-40F, 3164-41N, 3164-43A and 3164-44A received by the Local Planning Authority on the 26th and 28th February and the 6th and 10th March 2008.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed hotel extension 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.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

   (i) proposed finished levels or contours
   (ii) car parking layouts
   (iii) other vehicle and pedestrian access and circulation areas.
   (iv) hard surfacing materials
   (v) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.)
   (vi) proposed and existing functional services above and below ground (e.g. drainage, pipelines, manholes, supports, etc.)
   (vii) planting plans
   (viii) written specifications
   (ix) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (x) implementation programme.

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

07/01230/FUL Continuation.

5. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

6. For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.

7. No part of the development shall be occupied until details of a Green Commuter Plan containing a travel to work, car use and car parking management strategy for the site as a whole has been submitted to and agreed in writing by the Local Planning Authority. The plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, timescales, phasing programmes and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the above approved details.

8. Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site in accordance with the submitted dwg no. 3164-40F. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times thereafter.

9. Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the Local Planning Authority and once provided shall be maintained and kept available for use in perpetuity.

10. Notwithstanding the submitted details, before the commencement of development, details of all means of enclosure and boundary treatments should be submitted to and agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details.

11. Before the commencement of development, details of the proposed gates within the car park and their management should be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

12. Notwithstanding the submitted details, before the commencement of development, details of the proposed car park lighting and permeable surfacing should be submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

13. Before the commencement of development, a scheme for the routing of service vehicles should be submitted to and agreed in writing by the Local Planning Authority. The development should then be implemented in accordance with the approved scheme.

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.

4&5. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

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07/01230/FUL Continuation.

6. To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users to accord with Policy T5 of the adopted Hinckley & Bosworth Local Plan.

7. To ensure that adequate steps are taken to provide a choice in mode of travel to and from the site to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

8. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

9. In the interests of the sustainability of the development and to encourage alternative transport choice to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

10. To ensure that the proposed boundary treatments, including proposed hedgerows, are carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

11. To ensure the proposed development prevents the use of the car park as a short cut between Burbage and the A5 to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

12. To ensure the proposed lighting does not impact upon the amenity of neighbouring properties and the surfacing is suitable for its proposed use to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

13. To minimise the impact of service vehicles on neighbouring residential properties to accord with Policies T5 and BE1 of the adopted Hinckley and Bosworth 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. The applicant is advised that an Ecological Survey would allow the potential presence of such species to be assessed prior to development commencing.

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. With regards to condition 11 the applicant is advised that the Local Planning Authority will expect service vehicles to enter the site from the Sketchley Meadows Industrial Estate and exit towards Sketchley Village or vice versa.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 17 March 2008