Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Assura Property Limited
Regus House
Chester Business Park
Chester
CH4 9QR

Name and Address of Agent (if any)
Mr R Gibbs
The Design Buro (Leamington Spa)
8 Euston Place
Royal Leamington Spa
Warwickshire
CV32 4LN

Part I - Particulars of Application

Date of Application	**Application No.**
7 April 2008	08/00383/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO CREATE PHARMACY AND CONSULTING ROOMS

Castle Mead Medical Centre 33 Hill Street Hinckley Leicestershire LE10 1DS

Part II - Particulars of decision

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. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

3. No part of the development hereby permitted shall be occupied until a comprehensive green travel plan, including the provision of secure on-site cycle parking, has been submitted to, and approved in writing, by the Local Planning Authority. Thereafter, the plan shall be fully implemented in accordance with the approved details and maintained thereafter.

4. Before development commences the parking spaces as shown on the approved plan shall be provided and made available for such use at all times thereafter.

5. The development hereby permitted shall not commence until a financial contribution for the loss of the two on-site car parking spaces resulting from the proposal, as required in accordance with policy IMP1 of the adopted Hinckley and Bosworth Local Plan, has been secured in such a manner as is approved in writing by the Local Planning Authority.

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

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3. To reduce the dependency on car travel to and from the site, in the interests of sustainability and highway safety.

4. To ensure adequate car parking provision is provided within the site, both during construction and after the development is completed, in the interests of highway safety.

5. To ensure the development contributes towards the provision and maintenance of existing town centre parking facilities within the vicinity of the site to accord with policy IMP1 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.

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. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. The applicant is advised that in relation to condition 5, a financial contribution of £4000 is required towards the provision and maintenance of existing town centre parking facilities within the vicinity of the site to accord with policy IMP1 of the adopted Hinckley and Bosworth local plan.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 5 June 2008