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 R Church	Savage Hayward
Beggars Roost	19 Station Road
Botcheston	Hinckley
Leicestershire	Leicestershire
LE9 9FF	LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
14 March 2008	08/00268/COU

Particulars and location of development:

PART CHANGE OF USE TO RECORDING STUDIOS AND MULTI-USE COMMUNITY ROOMS, EXTERNAL ALTERATIONS AND REVISED ACCESS FROM HIGHWAY (PART RETROSPECTIVE).

Hill Top Works 2 Keats Lane Earl Shilton Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, EMP1 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. This permission relates to the application as revised by amended plan No. 07/152 07A received by the Local Planning Authority on 20th March 2008.

2. The new vehicular access shall be provided in accordance with the details submitted on approved plan No. 07/152 05B and made available for use within two months of the date of this permission. The new vehicular access shall be a minimum of 5.8 metres wide and surfaced in tarmacadam or similar hard-bound material for a distance of at least 5 metres behind the highway boundary.

3. The existing vehicular access shall be closed permanently within one week of the new access being brought into use. The closed access shall be reinstated to highway verge and footway, within one week of the new vehicular access being brought into use. The works shall be carried out to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

4. The car parking spaces indicated on approved plan No. 07/152 05B shall be provided and marked out within two months of the date of this permission in accordance with the approved details and shall thereafter remain permanently available for parking unless otherwise agreed in writing by the Local Planning Authority.

5. The premises shall only be used between the hours of 09.00 a.m. and 10.00 p.m.

6. Within one month of the date of this permission a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces together with the plant species, plant size, all materials proposed and their disposition.

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7. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details within two months of the date of this permission. 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 that 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.

8. Notwithstanding the submitted details before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

9. Notwithstanding the submitted details, any vehicular access gates or other obstructions shall be set back a minimum of 5 metres from the highway carriageway, shall be hung so as to open inwards only and shall be kept open during the operational hours of the premises.

10. Notwithstanding the submitted details, the replacement double glazed windows indicated on the southern and western elevations on the second floor of the premises on amended plan No. 07/152/ 07A shall be installed within one month of the date of this permission and be of a non-opening/fixed type and retained as such at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the conditions are:-

1. To define the permission.

2. To ensure that adequate visibility is available and to reduce the possibility of deleterious material (loose stones etc) being deposited in the highway in the interests of pedestrian and road safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

3. In the interests of pedestrian and road safety to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

4. To ensure that adequate off-street parking facilities are available to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

6. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

7. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

8. To enable vehicles to enter and leave the site in a forward direction in the interests of road safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

9. To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic in the public highway to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

10. To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the Hinckley & 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.

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3. In accordance with Section 76 of the Town and Country Planning Act 1990, the developer's attention is directed to the following items regarding the detailed design of the development hereby permitted relating to buildings to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies:-

   a) Relevant provision in Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and any subsequent amending legislation, and
   b) The Code of Practice for Access for the Disabled to buildings by the British Standards Institution, reference BS 5810:1979.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (01530 287202)

5. In relation to Condition 6, this refers to the treatment of the area outside the boundary wall and should include the repositioning or replacement of the existing planters in consultation with the Highway Authority.

T. M Prowse

Date:- 23 April 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL