Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Maruf Miah
17 Hays Lane
Hinckley
Leicestershire
LE10 0LA

Name and Address of Agent (if any)
Castle Commercial
Mr Ben Moore
20 Station Road
Hinckley
Leicestershire
LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
18 June 2008	08/00621/COU

Particulars and location of development :

CHANGE OF USE FROM A1 (RETAIL) TO A3 (RESTAURANT)

38 Coventry Road Hinckley Leicestershire LE10 0JT

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area; representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not materially harm the character and appearance of the surrounding area, highway safety or the living conditions of the neighbouring occupiers

Hinckley & Bosworth Borough Council Local Plan (2001) :- RET 4

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. No development shall take place until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

3. There shall be no occupation of the premises hereby permitted between other than between the hours of 0900 and 2400 Monday to Saturday and 0900 and 2300 on Sunday and recognised Bank Holidays.

4. The use hereby permitted shall be restricted to the ground floor only.

....cont

Continuation 08/00621/COU

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 -3. To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy RET 4 of the Hinckley & Bosworth Local Plan.

4. To safeguard the amenities currently experienced by the occupiers of the adjacent residential properties in accordance with Policy RET4 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 extraction system required by condition 2 of this permission should be sited as far as possible on the inside of the building and its exit point from the building should be to the southeast towards the car park, to not have a detrimental impact on the occupiers of the adjacent properties in The Grove.

5. The plans relevant to this decision are: 01 and 02 as submitted with the application and 03, 04 and 05 received on 8 August 2008.

6. This permission does not give consent for any physical works to the property or for the display of any advertisement. Should works of this nature be proposed formal approval must be obtained from the Borough Council prior to commencement of any works.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 13 August 2008