# Burbage Parish Council

**OBSERVATIONS ON PLANNING APPLICATIONS**

APPLICATION NUMBER: 09/00446/FUL

ADDRESS: 45-47 Windsor Street

DESCRIPTION: Extensions & Alterations to restaurant including variation of condition 2 of approval 96/00144/FUL to allow part use of first floor as a function room.

PLANNING MEETING HELD: July 6th 2009

**Burbage Parish Council:**

- ☐ Does not object to this application
- ☑ Objects to this application for the reasons set out below :
- ☐ Has no observations to make on this application
- ☐ Wishes to make the following comments as set out below :

GENERAL PLANNING OBSERVATIONS

☑ The proposed development/change of use would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, due to considerations of :-

- ☐ Privacy
- ☑ Disturbance
- ☐ Emissions
- ☐ Light
- ☐ Overbearing effect
- ☐ Hours of Working
- ☐ Noise
- ☐ Vibration
- ☐ Vehicular Activity

- ☐ The proposed development would be significantly out of keeping with the character / appearance of the area
- ☐ The proposed development would result in the over-development of the site due to factors including scale and mass
- ☐ Be of unsatisfactory design or external appearance
- ☐ Result in 'tandem development'
- ☐ On-site parking facilities should be provided:- Dwellings with more than 4 bedrooms - 3 spaces, 3 or less bedrooms - 2 spaces

☐ Planning obligations (new housing) when granting planning consent the Borough Council should secure a Planning Obligation from the applicants for:-

- ☐ Highway Improvements
- ☐ Community Facilities required to support the development
- ☐ Public Transport
- ☐ On/Off Site Children's Playspace/Recreational Open Space
- ☐ Off-Site Landscaping
- ☐ Affordable Housing in Perpetuity
- ☐ Crime & Disorder initiatives

CRIME & DISORDER

☐ The following crime prevention measures should be incorporated:-

- ☐ Adequate street lighting provided before the properties are occupied
- ☐ Adequate boundary fences provided
- ☐ A comprehensive landscaping scheme to incorporate plant protection (thorny shrubs)
- ☐ Other :- _____

EQUALITY & ACCESS

☐ No implications ☐ Comments: - _____

TREES / HEDGEROWS

☐ No implications ☐ Comments: - _____

SITE VISIT / NEIGHBOURS

- ☐ Hinckley & Bosworth Borough Council's Planning Committee are requested to undertake a site visit.
- ☐ A wider consultation of owners & occupiers of properties in the surrounding area should be carried out in connection with the proposals

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BURBAGE DESIGN STATEMENT

☐ The Burbage Design Statement adopted in 2006 sets out the principles, design features and quality standards that should be adopted by those wishing to build, modify or extend property in the village. This application is contrary to the document.
Reference: .....

TELECOMMUNICATIONS

☐ The siting of the mast would have a significant adverse impact on the street scene
☐ The siting of the mast would detrimental to the visual amenities enjoyed by the occupiers of nearby properties. The mast would be seen as a prominent and intrusive feature, which would fail to integrate with its surroundings.
☐ The applicant has not demonstrated to the Parish Council's satisfaction that mast sharing has been fully investigated.
☐ The Applicant should demonstrate that a more suitable alternative site has been investigated.
☐ The Parish Council recommends that the Applicant investigate a more suitable alternative site away from residential properties.

THE CONSERVATION AREA

☐ The use of the following design features are inappropriate in the conservation area
- ☐ Concrete roof tiles
- ☐ Dormer windows
- ☐ UPVC windows
- ☐ Bay windows (other than adjacent to the war memorial)
- ☐ Window shutters
- ☐ Rough or patterned render
- ☐ Concrete kerbstones
- ☐ Poorly proportioned walls and pillars
- ☐ Other :-

Additional Comments Car parking is inadequate and any additional facilities would exacerbate this problem with very little on street parking in the area.

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