HINCKLEY & BOSWORTH  **BOROUGH COUNCIL**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Phil Welton
Barwell House
Hinckley Road
Barwell
Leicestershire
LE9 8DN

Name and Address of Agent (if any)
Mr Nigel Dutton
49 Falcon Road
Anstey
Leicestershire
LE7 7FY

Part I - Particulars of Application

Date of Application	**Application No.**
2 August 2007	07/00928/FUL

Particulars and location of development :

ERECTION OF STABLES

Barrossa House Barwell House Courtyard Hinckley Road Barwell Leicester

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE5 and NE5 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. No horse manure or other waste materials shall be burnt on the site at any time.

3. The building hereby permitted shall not be used for any other purpose other than the stabling and ancillary storage of equipment for the maintenance of the adjoining agricultural land unless otherwise agreed in writing by the Local Planning Authority.

4. The stables shall be used only in connection with the applicants own livestock and no livery/riding school nor other business nor commercial use is permitted.

5. There shall be no farm effluent or contaminated surface water from the buildings or associated impervious areas discharged into any ditch or watercourse.

6. 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.

7. 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.

Continued

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

Continuation 07/00928/FUL

The reasons for the conditions are :-

1. To comply with the requests of Section 91 of the Town and Country Planning Act 1990.

2. To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

3.&4 To ensure that the use remains compatible with the surrounding area to accord with policy NE5 of the adopted Hinckley and Bosworth Local Plan.

5. To safeguard the amenity of neighbours to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. To protect the countryside around the grade II listed Barwell House Farm in accordance with policy BE5 of the adopted Hinckley and Bosworth Local Plan.

7. To ensure the work is carried out within a reasonable period and thereafter maintained to accord with policy NE5 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. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or, alternatively, by use of one of the modular systems comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

4. Animal waste and surface water contaminated by animal waste must not be discharged to ditches, watercourses or soakaways. Slurry, contaminated runoff including wash water - and leachate from stockpiled manure, must be collect in tanks (or lagoons) complying with the standards laid down in the 'Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991'. Clean roof water should be discharged to soakaways (subject to suitable ground strata), ditches or watercourses.

Date:- 2 October 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL