

**Planning Committee 23 October 2018
Report of the Interim Head of Planning**

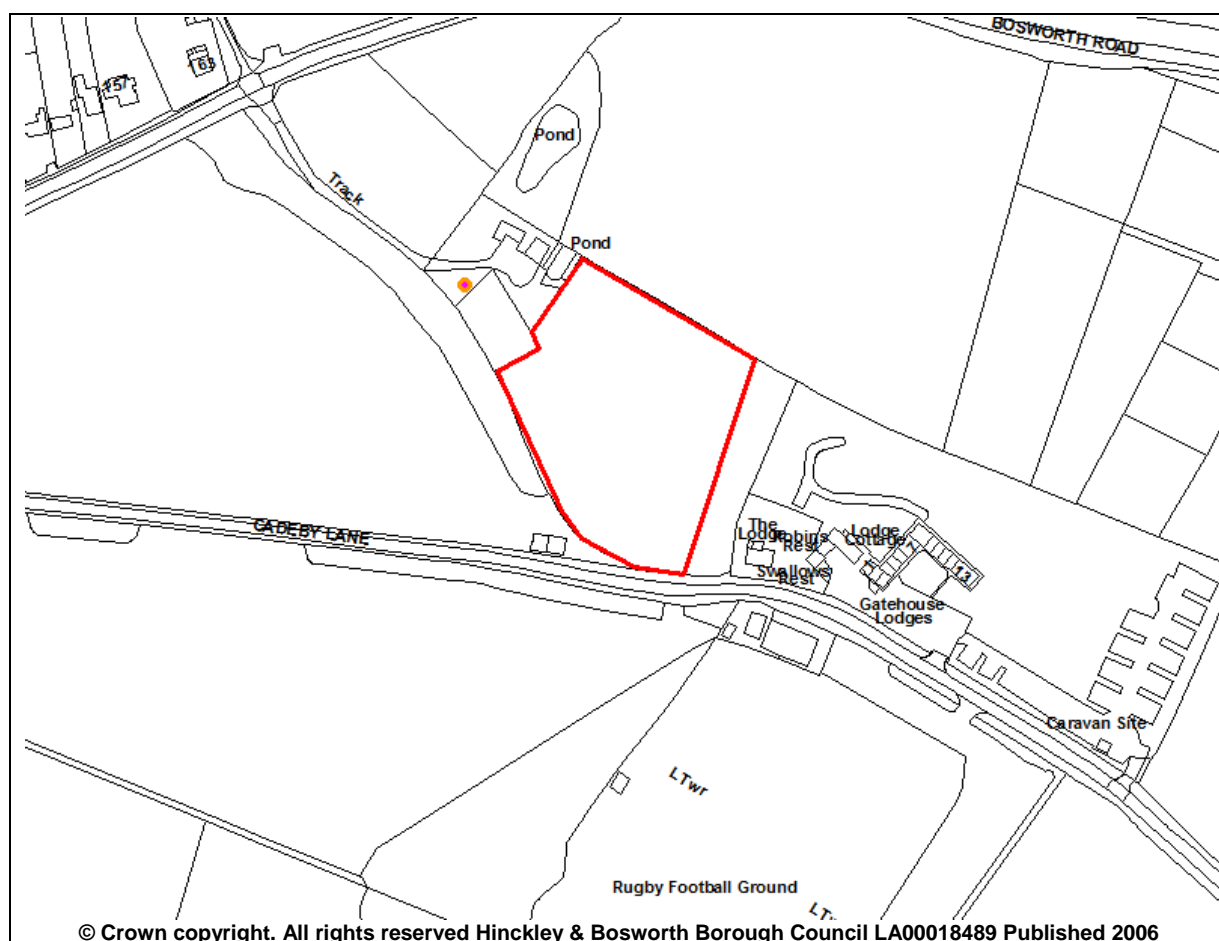


Hinckley & Bosworth
Borough Council

Planning Ref: 18/00805/FUL
Applicant: Ms Pauline Martina Smullen
Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: Land North Of Cadeby Lane Cadeby

Proposal: Development of the land for the erection of three log cabins for holiday let purposes



1. Recommendations

1.1. Grant planning permission

- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. The application seeks full planning permission for the erection of three (3) timber cabins for holiday letting purposes with associated hard core access driveway from the existing field access, bin store and additional landscaping.

3. Description of the Site and Surrounding Area

- 3.1. The site relates to a field on the north side of Cadeby Lane. The field is currently used for grazing of horses in conjunction with the applicant's stables and yard adjacent to the west (coloured blue on the accompanying Plans).

- 3.2. The site is within a Countryside location close to the Conservation area of Market Bosworth. It is located opposite the Market Bosworth Country Park.
- 3.3. To the east is Gatehouse lodges and Market Bosworth Caravan Park both existing tourism facilities.

4. Relevant Planning History

00/00196/COU	Construction of manege	Permission	28.04.2000
95/00873/FUL	Erection of stable and tack room	Permission	04.01.1996
93/00018/4	Erection of an agricultural building	Permission	24.03.1993
92/00139/4	Agricultural vehicular access	Permission	24.03.1992

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. There have been four letters of objection received from third parties with the following concerns raised:
- 1) Outside settlement boundary
 - 2) Erosion of Green wedge
 - 3) Narrow access road - used by walkers, horse riders and cyclists
 - 4) Lane recognised as a Public Walk within the Market Bosworth Neighbourhood Plan joining up the Country Park and Market Bosworth
 - 5) Emerging ribbon development of holiday lets
 - 6) Existing tourist accommodation would lose its identity
 - 7) Significant historic finds within the adjacent site
 - 8) Unsustainable development
 - 9) Heritage Assets need protection
 - 10) Lack of screening between the site and adjacent property
 - 11) Log cabins do not promote local distinctiveness
 - 12) Out of keeping with local vernacular
 - 13) The log cabins will compromise the open character of the area
 - 14) If approved, will set a precedent
 - 15) Fails to provide safe vehicle access
 - 16) It will domesticate the site which is currently undeveloped

6. Consultation

- 6.1. No objections, some subject to conditions received from:-
- Environmental Health (Drainage)
 - Environmental Health (Pollution)
 - Hinckley and Bosworth Borough Council Waste
 - LCC Highways Authority
 - LCC Ecology
 - LCC Archaeology
 - LLFA

6.2 No comments received from:-

- Leicestershire County Council (Archaeology)
- Western Power
- Market Bosworth Neighbourhood Forum
- Severn Trent Water

6.3 LLFA originally requested a Flood Risk assessment as the site is larger than 1ha. However a mistake was made by the applicant on the application form which stated that the site was 2.15ha. The red lined site area is less than 1ha and therefore a FRA is not required. A response confirming that a FRA is not required has been received from the LLFA.

6.4 LCC Archaeology make the following comments: *Having reviewed the above application against the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action (NPPF Section 16, para. 189-190).*

6.5 Market Bosworth Parish Council object on the following grounds:

- 1) It would impact significantly on the character and environment of the area and views into the conservation area
- 2) The site is opposite the Country Park and would set a significant precedent for development on the entire site
- 3) This part of Cadeby Lane is recognised by regular local users as a 'danger spot' for vehicles
- 4) Outside of Settlement boundary and although it is situated alongside an established 'visitor site' the existing site is well screened from the road and does not impact on views.
- 5) Design does not fit in with others in the vicinity
- 6) Significant historical finds have apparently been found on adjacent site

6.6 Cadeby Parish Council object on the following grounds:

- 1) Site location plan implies that vehicle access will involve works on land outside of the application site
- 2) Proposed development does not accord with Core Strategy Policy 23 as unlikely to contribute to the economic well being of the area
- 3) Unclear how design of cabins would complement the tourist themes of the borough
- 4) Site is in a prominent location on a main vehicle route which is characterised by listed buildings and open countryside. The development of three log cabins and associated access will compromise this character
- 5) The design of the cabins are distinctive but will not enhance the character or distinctiveness of Market Bosworth

7. Policy

7.1. Market Bosworth Neighbourhood Plan 2014-2026

- The site falls outside of the Neighbourhood Plan Area but is adjacent to Area G (Country Park). The policies of the MBNP are therefore not applicable.

7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres Stand Alone
- Policy 23: Tourism Development

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM9: Safeguarding Natural and Semi-Natural Open Spaces
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM18: Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2018)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Drainage
- Impact upon Archaeological Heritage Assets
- Impact upon Heritage Assets

Assessment against strategic planning policies

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) states that the development plan is the starting point for decision taking and that the NPPF is a material consideration in determining applications. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies Development Plan Document DPD 2016 (SADMP).

8.3. Policy DM1 of the SADMP sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved without delay unless material consideration indicate otherwise.

8.4. Policy DM4 of the SADMP seeks to safeguard the countryside from unsustainable development and identifies that development in the countryside will be considered sustainable where proposed development is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; subject to it meeting further detailed criteria.

8.5. Policy 11 of the Core Strategy seeks to support the development of the tourism industry within Key Rural Centres Stand Alone, for which Market Bosworth (the nearest settlement) is considered to be.

8.6. Policy 23 of the Core Strategy encourages tourism development, including accommodation where it meets the following criteria:

- The development can help to support existing local community services and facilities;
 - Is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping; and
 - The development adds to Hinckley & Bosworth's local distinctiveness;
 - Complements the tourism themes of the borough; and
 - The development adds to the economic wellbeing of the area.
- 8.7 The NPPF at Section 6 supports economic growth. At paragraph 83 (c), it states that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside. At paragraph 84, it states that planning policies and decisions should recognise that such sites may be found adjacent to or beyond existing settlements and in locations which may not be well served by public transport. In such circumstances, it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example improving the scope for access on foot, by cycling or by public transport. The application site is situated outside any defined settlement boundaries, and is therefore situated within the countryside.
- 8.8 The site is located within an established tourism area within walking distance from Market Bosworth and the Country Park. Bosworth Battlefield and Twycross Zoo are a short driving distance away. The applicant has submitted a Business Plan with information as to the marketing of the cabins with rental rates and the reasons why she has chosen this particular location for her proposals due to its benefits to Market Bosworth through creating local employment, enhanced spending in local shops and restaurants as well as local visitor attractions. The site is well connected to Market Bosworth and within a range of existing tourist accommodation and accords with Core Strategy Policy 23 in this regard.
- 8.9 Although the site is not well served by public transport, in accordance with paragraphs 83 (c) and 84 of the NPPF, there are opportunities for cycling within the area and due to the short distance of tourist features it is considered reasonable to assume that cycling maybe used as a form of transport to these locations. Although it is accepted that users of the proposal would likely use their vehicles at some point when investigating the area, due to the positioning of the site within the borough close to key tourism facilities it is considered that the site is located within a suitable location to support the tourist facilities within the borough. Therefore the provision of accommodation is supported in principle.

Design and impact upon Heritage Assets

- 8.10 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- 8.11 The site lies outside of any defined settlement boundaries and therefore within an area designated as countryside. It is not within a designated Green Wedge or an Area of Outstanding Natural Beauty (AONB). It is not within a designated Conservation Area, however it is close to the northern boundary of the Market Bosworth Country Park (which lies to the south of the site separated by Cadeby lane) which has historical significance. It is the impact the proposal may have on the country Park (as Historical Asset) that is considered here.

- 8.12 Paragraph 170 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Policy DM4 of the SADMP seeks to resist unsustainable development within countryside locations and seeks to ensure proposals reflect the surrounding character of the countryside, and protect its intrinsic value, beauty and open character. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policies DM11 and DM12 seek to protect and enhance the historic environment and heritage assets. If the impact of any proposal causes harm to a heritage asset it must be weighed against the public benefits of the proposal.
- 8.13 The 3 timber cabins would be situated close to the northern boundary of the site. The site is screened by a belt of mature woodland along the western boundary and a mature hedgerow on both northern and southern boundaries. The eastern boundary between the site and the adjacent residential property is currently defined by a post and rail fence although a native hedgerow is proposed on the landscape plan to add additional screening along this internal boundary.
- 8.14 Although the site is not within a conservation area it is adjacent to the Market Bosworth Country Park which forms part of the Market Bosworth Conservation Area, and therefore consideration must be given to the impact the proposal may have on the historic setting of this heritage asset.
- 8.15 As identified in the Market Bosworth Conservation Area Appraisal (2014) (MBCAA) the development of Market Bosworth has been influenced by its location as a ridge top settlement, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. In 1885 the ownership of the hall passed from the Dixie family to Charles Tollemarche Scott who improved the estate, replanting woodland and rebuilding lodges and farms.
- The historical relationships between the village of Market Bosworth, the hall and the park and the agricultural landscape are clearly apparent and define the setting of the conservation area and hugely contribute to its unique sense of place. The countryside around the settlement and its relationship to the entrance roads is a major factor in the appreciation of the character of the village and its conservation area.
- 8.16 When approaching the conservation area along Cadeby Lane from Cadeby the road is flanked by open pasture and managed parkland. As confirmed by historical mapping, the conservation area boundary which runs along the western boundary of the site marks the extent of the managed parkland associated with the hall, despite the Gate House Cottage which was erected during the late 19th century being located slightly further east and adjacent to the site. The character of the site reflects its past use as pasture and current use for grazing rather than having a parkland character, however, the current character of the site is typical of the varied agricultural landscape that borders the hall parkland so the site sits comfortably within the parkland setting. Subsequently the site is considered make a neutral contribution to the significance of the Market Bosworth Conservation Area.8.17.
- 8.17 The timber cabins would be served by a single access from the existing field gate access from Cadeby lane. Each would have 2 parking spaces and a small private amenity area denoted by hedgerows which would aid screening from the road. A

mature band of trees along the western edge of the site further adds screening from views. The location of the cabins incorporating the proposed landscaping and additional screening would not be readily visible from Cadeby Lane or from wider views within the Country Park. The cabins are of modest proportions, single storey in height and due to their scale and finishes are considered to have an acceptable appearance within this location. The overall floor area of each cabin would be approximately 84.5 sqm with a maximum ridge height of 3.94 m, eaves height of 2.56m, 8.42m in width and 10.93m in length. The cabins would be situated width ways towards the front of the site with native hedging along the southern edge of the plots to add additional screening. The applicant has verbally agreed to stain the timbers green which would blend in harmoniously within their rural setting. The log cabins themselves would cause no further harm than those existing tourist accommodations adjacent and would reflect the predominantly rural nature of the site and its setting. In this regard it is considered that the proposal would have a neutral impact on the setting of the Market Bosworth Conservation Area and consequently cause no harm to its significance.

Impact upon neighbouring residential amenity

- 8.18 Policy DM10 criterion (a) of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.19 The nearest residential dwelling The Lodge, is situated to the east of the application site. Although The Lodge itself is a residential dwelling, it forms part of The Gatehouse Lodges and Bosworth Caravan Park, a tourist accommodation complex comprising self catering holiday accommodations and serviced caravan/motorhome pitches.
- 8.20 The Lodge has windows facing west at both ground floor level and from dormer windows. The dwelling is over 30 metres away from the shared side boundary and approximately 36 metres from the proposed access road. The cabins themselves are in excess of 100m to the north-west. It is not considered that the proposed development would result in any adverse impacts of neighbouring residential amenity in regard to excessive noise, overlooking or loss of privacy and would therefore comply with Policy DM10 (a) of the SADMP.

Impact upon highway safety

- 8.21 Policies DM17 and DM18 of the SADMP require adequate access and off-street vehicle parking facilities to be provided to serve developments.
- 8.22 Although it has been submitted by third parties that Cadeby Lane is a narrow bendy lane used by walkers, horse riders and cyclists and is recognised as a public walk joining up the Country Park with Market Bosworth it is also a classified 'C' road with a speed limit of 60mph and a weight restriction of 7.5 tons and is used by vehicular traffic. Accompanying the application is a Road Safety Audit (RSA) which identified no road safety issues.
- 8.23 Additional plans have been received showing a 120m visibility splay to the east and 215m to the west. LCC Highways have verbally agreed that these distances are acceptable as despite the road having a 60mph speed limit, it is unlikely that when travelling westwards from Cadeby, maximum speeds would be achieved due to the bend in the road close to the entrance with the adjacent caravan park. A 120 metre visibility is acceptable travelling at 40 miles per hour.
- 8.24 The cabins provide 2 parking spaces per unit. As each unit has 2 bedrooms it is considered that the parking proposed is ample. An area for cycle storage is also shown on the plan which could be utilised by each individual cabin if required.

- 8.25 The access is shown on the landscaping plan to be hardbound with black tarmacadam up to 10 m back from the highway. Inside the field the track will be laid as compacted hardcore similar to typical internal tracks within agricultural fields. Part of the road access lies outside of the red line on Highways land, Permission for this would be required from Leicestershire County Council and an informative on the planning permission is added. Given that the RSA concludes that there are no road safety issues that need to be further addressed and appropriate visibility splays can be achieved, it is considered that the proposal meets the requirements of Policies DM17 and DM18.

Drainage

- 8.26 Policy DM7 of the SADMP requires adverse impacts from flooding to be prevented and that development should not create or exacerbate flooding and be located away from area of flood risk unless adequately mitigated. The applicant has indicated that foul and surface water will be directed to the private mains sewer which runs from Bosworth Road along the northern boundary of the site in to Gatehouse Lodges.
- 8.27 The site is located within Flood Zone 1 with a low risk of fluvial flooding and generally at low risk of surface water flooding. The response from Leicestershire County Council (Drainage) advises that as the site is over 1ha a site specific Flood Risk Assessment (FRA) is required. However, the applicant has since advised that the site calculation on the accompanying forms was incorrect and as the site is less than 1ha a FRA is not required. A further response from the LLFA is still awaited confirming their position. However despite this, a planning condition requiring the submission of surface water drainage details, incorporating sustainable drainage principles can be imposed upon the decision to ensure compliance with Policy DM7 of the adopted SADMP.

Impact upon Ecology

- 8.28 Policy DM6 of the SADMP states that major developments must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. On-site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.29 Although the application is not for a major development, it has been accompanied by an Ecology Report. This states that currently the site supports no habitats or vegetation of significant biodiversity interest with the species-poor semi-improved grassland supporting only common and widespread species. It is intended that most of the existing hedgerows and trees would be retained and added to with indigenous or berry bearing trees and shrub species which have a far higher value for local wildlife and would enhance and improve habitats by enhancing the biodiversity of the site. The County Ecologist welcomes any opportunities to enhance the site with the proposals indicated on both the landscaping plan and within the accompanying Ecology Report, including the addition of Species Rich meadow grass and wildflower meadow areas within the central (undeveloped) areas of the site. The proposal would not have an adverse impact on the existing biodiversity and improved landscaping would be beneficial to both the immediate site and local wildlife in general thus in accordance with Policy DM6

Impact on archaeology

- 8.30 Policy DM13 states that where a proposal has the potential to impact a site of archaeological interest, developers will be required to provide appropriate desk-based assessment and, where applicable, field evaluation detailing the

significance of any affected asset. Where preservation of archaeological remains in situ is not feasible and /or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.

- 8.31 Anecdotal information from third parties has been received which states that historical artefacts have been discovered close by. However, Leicestershire County Council (Archaeology) do not believe that the proposal would result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets and advise that the application warrants no further archaeological action in accordance with Section 16 of the NPPF. However, in regard to the Historical interest within the area, it is considered prudent to attach a Condition requiring further investigation should any artefacts be discovered once work commences to ensure compliance with Policy DM13.

9 Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.

10 Conclusion

- 10.1 The NPPF and Core Strategy support the development of tourist accommodation proposals in rural areas. As a result of the siting, scale, existing hedge planting and topography it is considered that the proposal would not have any adverse impact on the character or visual amenity of the site or the surrounding countryside. The proposal is found to have a neutral impact on the setting of the Country Park. The proposal would be sufficient distance from the nearest neighbouring property to not have a detrimental impact upon residential amenity. The proposals are therefore in accordance with Policy 23 of the Core Strategy and Policies DM4, DM6, DM7, DM10, DM11, DM12, DM17 and DM18 of the SADMP together with the overarching principles of the NPPF.

11 Recommendation

- 11.1 **Grant planning permission** subject to Conditions below

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 19 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Dwg No KL-386-002 – Location Plan received 13 August 2018

Dwg No KL-386-001 - Proposed Site Plan received 4 October 2018

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development above slab level shall take place until samples of the materials and colours to be used in the construction of the timber cabins have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved sample details.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

4. The timber cabins, hereby approved, shall be for holiday purposes only and shall not be used as the sole or main residence of the occupiers. No person shall occupy any cabin for a period exceeding four weeks within a 12 month period. Furthermore, no person shall occupy any cabin within a period of two weeks following the end of a previous period of occupation by that same person. The owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification.

Reason: Having regard to Policy DM4 of the Site Allocations and Development Management Policies Development Plan Document permanent residential units would not be acceptable in this rural location.

5. No development above slab level shall commence until a scheme to dispose of surface water drainage has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the development does not adversely impact the water environment in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document

6. Notwithstanding the submitted plans no development shall commence above slab level until comprehensive details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details. These details shall include:-

- a) Planting plans
- b) Written specifications
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- d) Details of any fencing to be erected
- e) Maintenance schedule
- f) Implementation programme
- g) Treatment of hard surfaced areas (including the footway access and road layouts and hardstanding for each pitch)

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

7. The approved soft and hard landscaping scheme shall be carried out in accordance with the submitted and approved implementation schedule within the approved landscaping scheme, required by condition 5 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 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.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

8. The vehicular access to the site shall be widened to a minimum width of 6 metres to a distance of 10 metres to the back edge of the highway. Before first use of the development hereby permitted, the access drive shall be provided and shall thereafter be permanently so maintained.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems of dangers within the highway, in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

9. Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 6 metre radii on both sides of the access.

Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway, in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

10. Any gates, barriers, bollards, chains or other such obstructions shall be inward opening only and shall be set back a minimum of 10 metres from the back edge of the highway.

Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed in the interest of highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

11. Before first use of the development hereby permitted the access drive shall be surfaced in a hard bound porous material for a minimum distance of 10 metres from the back edge of the highway and shall be so maintained at all times.

Reason: To reduce the possibility of deleterious material behind deposited in the highway (loose stones, etc) in the interests of highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

12. Before first occupation of the development hereby permitted, visibility splays of not less than 2.4 metres by 120 metres to the east (right) and by 215 metres to the west (left) shall be provided out of the access at its junction with Cadeby Lane. These shall be in accordance with the standards contained in the current County Council design guide and shall be so maintained in perpetuity. Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.

Reason: To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

13. If during development, any items of archaeological interest are found to be present at the site, no further development shall take place until a Written Scheme of Investigation is submitted to and approved in writing by the Local Planning Authority. No further works shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: To ensure that no development shall take place which may adversely affect any items of archaeological interest in situ without adequate prior investigation in accordance with Policy 13 of the Site Allocations and Development Management Policies Development Plan Document.

11.3 Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.