

Planning Committee 20 November 2018  
Report of the Interim Head of Planning

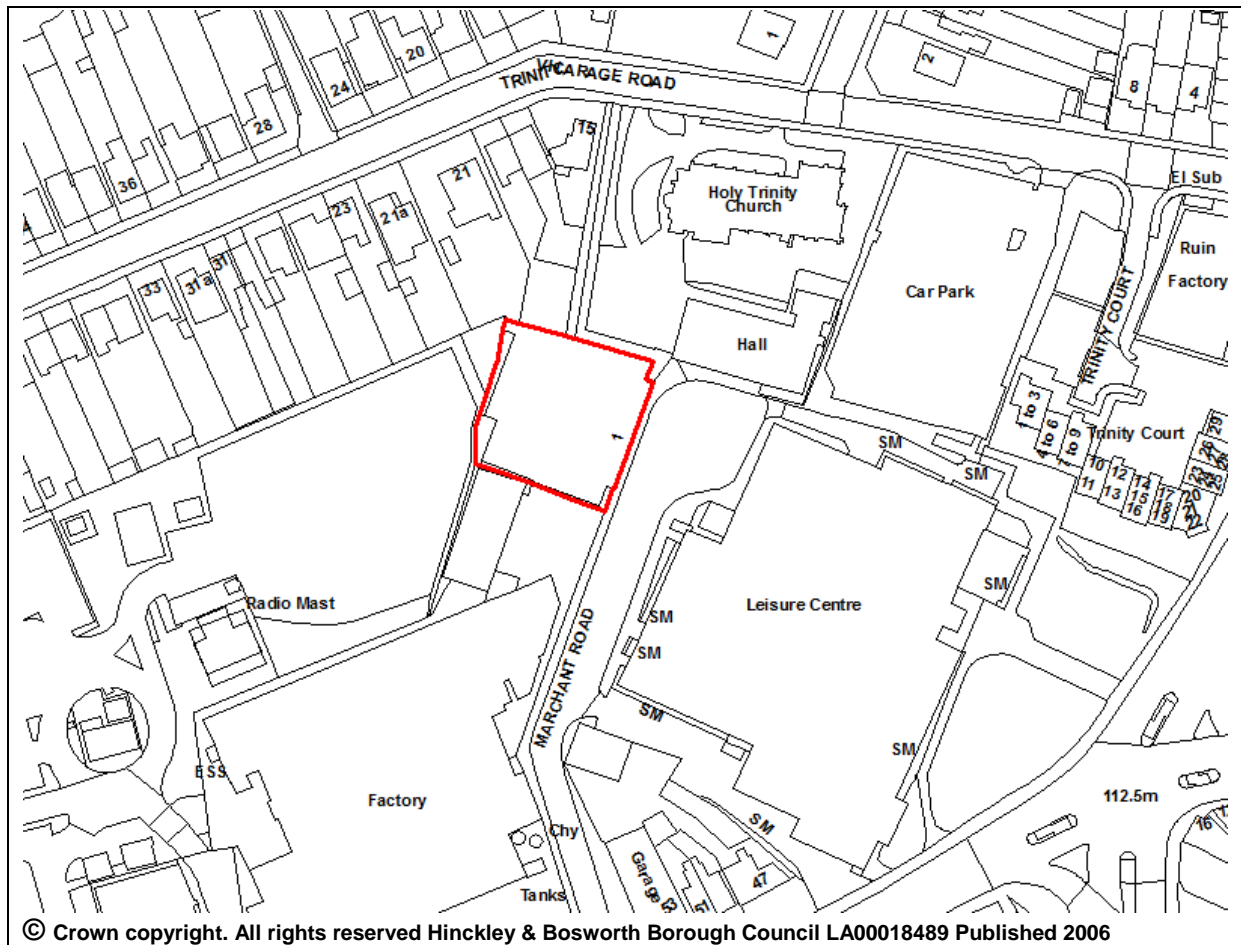


Hinckley & Bosworth  
Borough Council

Planning Ref: 18/00770/OUT  
Applicant: C/O Agent  
Ward: Hinckley Castle

Site: The Meeting Centre 1 Marchant Road Hinckley

Proposal: Demolition of existing D1 unit (1 The Meeting Centre) with proposed erection of 18 flats (Outline – Access, Layout and Scale only)



**1. Recommendations**

**1.1. Grant planning permission subject to:**

- The prior completion of a S106 agreement to secure the following obligations:
  - Affordable housing - Four (4) units (tenure or unit size not specified)
  - Public open space facilities/public realm improvements - £20,259.94
- Planning conditions outlined at the end of this report.

1.2. That the Interim Head of Planning be given delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

1.3. That the Interim Head of Planning be given powers to determine the final detail of planning conditions.

## **2. Planning Application Description**

- 2.1. This application seeks outline planning permission for the demolition of the existing building and the erection of 18 apartments with 6 three storey blocks with 12 allocated parking spaces. Access, layout and scale are matters for consideration. Appearance and landscaping are reserved matters.
- 2.2. A Design and Access Statement including computer generated images and Heads of Terms information sheet have been submitted to support the application.
- 2.3. Amendments have been sought and received after objections from nearby residents which have resulted in the relocation of block 4 from the northwest corner of the site to its current position adjacent to block 5 on the north-east corner of the site. Further information in regard to boundary treatments has also been received.

## **3. Description of the Site and Surrounding Area**

- 3.1. The site comprises a former factory building which is currently used as a conference centre/venue (D1 use).
- 3.2. The site lies to the south of Trinity Vicarage Road and the Holy Trinity church with residential properties to the north east of the site. To the south west is a vacant plot formerly a factory (H.J Hall & sons) which is the subject of planning application 17/01073/FUL for its re-development to a Lidl supermarket and to the south east is the former Leisure Centre site. Further to the east is the car park associated with Cadent.

## **4. Relevant Planning History**

01/00350/COU	Part Change of use from manufacturing to offices Use	Approved	19.07.2001
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## **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 and a notice was displayed in the local press.
- 5.2 Seven letters of objection have been received. The main objections are précised below:
  - 1) Invasion of privacy
  - 2) Overwhelming impact of 3 storey buildings adjacent to the rear boundaries of residential properties
  - 3) Lack of on-site parking spaces
  - 4) Over-development
  - 5) Detrimental impact on property values
  - 6) Potential noise issues from occupiers of flats
  - 7) Proposed 2m high fence is inadequate

## **6. Consultation**

- 6.1 No objections, some subject to conditions, have been received from:-
  - Leicestershire County Council (Highways)
  - Leicestershire County Council (Ecology)
  - Leicestershire County Council (RoW)
  - Severn Trent Water Limited
  - HBBC Conservation
  - HBBC Environmental Health (Drainage)
  - HBBC Environmental Health (Pollution)

HBBC Street Scene Services (Waste)  
HBBC Affordable Housing  
NHS (West Leicestershire CCG)

## **7 Policy**

### 7.1 Core Strategy (2009)

- Policy 1: Development in Hinckley
- Policy 16: Housing Density, Mix and Design
- Policy 19: Green Space and Play Provision

### 7.2 Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM19: Existing Employment Sites

### 7.3 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 heritage assets and the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Drainage
- Infrastructure contributions
- Other issues

#### Assessment against strategic planning policies

8.2 Policy DM1 of the Site Allocations and Development Management Policies DPD (SADMP) and the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved.

8.3 Hinckley is a sub-regional centre and identified as a sustainable location for new residential development in Policy 1 of the SADMP. Policy 1 supports new residential development provided that it is within the boundaries of a settlement and that the siting, design and layout do not conflict with relevant plan policies.

8.4 The site is located within the settlement boundary of Hinckley and in a highly sustainable location in the town centre close to a full range of services and facilities where residential development is generally acceptable in principle subject to all other planning matters being satisfactorily addressed. The site falls under a formal employment use designation within the adopted SADMP and policy DM19 applies.

- 8.5 Policy DM19 relates to existing employment sites. The site falls within a larger designated employment site with the majority of the site comprising Cadent Gas and associated parking. The eastern third of the site, originally John Hughes, has been demolished and a planning application for a retail food store (17/01073/FUL) is on-going. This eastern part of the site is described within the Employment Land and Premises Study (2013) as being in poor condition with sensitive adjoining uses including the Holy Trinity Church and residential properties (to the north/east) A partial change of use for 75% of the ground floor from manufacturing to offices was approved in 2001. The application building is currently in use as function rooms (D1 use). Where proposals result in partial or total loss of Class B use, the applicant must demonstrate that (i) the site is no longer suitable or reasonably capable of being redeveloped for employment purposes and; (ii) the site has been proactively marketed (for a reasonable period of time) at a reasonable market rate as supported and demonstrated through a documented formal marketing strategy and campaign – in line with the most up to date Employment Land and Premises Review (iii); or there will be a significant community benefit which outweighs the impact of losing the employment site.
- 8.6 The applicant has submitted a sworn statement and photographic evidence in the form of some invoices and photographs of various events that have taken place within the building since 2001. This information is incomplete and insufficient to demonstrate a lawful use has been established.
- 8.7 Additionally, some marketing information has been provided by the applicant, however not to the detail identified within Appendix 10 of the Employment Land and Premises Study (2013). This states that the building has been for sale since January 2018. The property was originally for sale by auction with a guide price of £650,000. This was later reduced to £500,000 with little interest for the D1 use. Two offers have been received for the site with interest only for a change of use for residential purposes. However, this is not considered sufficient in detail to meet criterion ii) of Policy DM19.
- 8.8 The applicant has failed to satisfy criteria b) of Policy DM19 of the SADMP, which allows for the loss of a Class B employment site to another use, and therefore the redevelopment of the site for residential development is contrary to Policy DM19 of the SADMP which seeks to retain the site for business uses.

#### Design and impact upon the character of the area

- 8.9 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally. Policies DM11 and DM12 seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.
- 8.11 The proposal is located adjacent to and within the wider setting of the grade II listed Church of the Holy Trinity. The church was constructed in 1909-10 by Alexander Ellis of Birmingham in a Gothic style. It is constructed of random rubble with ashlar dressings and has a plain tile roof. The building has a reasonable mass being set

within 7 bays, and the height of the walls and occupation of high ground means it does stand out within the wider area, but not to its original intended extent as a planned north aisle and tower was never completed.

- 8.12 The meeting centre is a relatively modern building of no particular architectural merit. There is a visual relationship between the centre and the church but the appearance of the centre means the contribution it makes to the significance of the church is neutral. There are no historical or other relevant relationships between the two buildings.
- 8.13 As the detailed design has yet to be submitted (through a future Reserved Matters application), it is only the scale, layout and access to/of the scheme that is under consideration. The proposed scale and layout of the scheme comprises 6 blocks of three storeys with flat roofs with a central parking area/courtyard and a single point of access from Marchant Road. Due to the topography of the surrounding land, the buildings would be visible from fairly far reaching views particularly as the land to the south of the site is currently vacant. An application for a retail supermarket (17/1073/FUL) is currently under consideration on land immediately to the south/south-east. The proposed scheme would be complementary when viewed together. From other views along Coventry Road and the town centre, the proposal at three storeys would not overwhelm or form an alien feature on the skyline. Whilst the appearance details are not included within this submission, it is considered that the scheme could deliver development which is complimentary to its surroundings but of a design which would improve the character of the area and contribute towards the regeneration of the wider area, which includes the old leisure centre site (to the east) and the HJ Hall & Sons site (to the south).
- 8.14 The scale and layout of the proposed units reflect the varied characteristics of development in the surrounding area and the wider setting of the grade II listed church. A contemporary design approach, as proposed, is not considered to compromise the special historic and architectural interest of the church and will sit comfortably within its surrounding context. For these reasons the proposal is considered to have no adverse impact on the setting of the grade II listed church and consequently the proposal is compatible with its significance. Therefore the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

#### Impact upon neighbouring residential amenity

- 8.15 Policy DM10 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. The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.
- 8.16 The proposed development would result in a significant increase in the built form of development resulting in six three storey buildings.
- 8.17 The northern elevation of the existing building forms the boundary with the residential property no 19 and part of the rear boundary with no 21 Trinity Vicarage Road.
- 8.18 Although landscaping is not a matter for consideration within this application, the applicant has stated on the proposed layout plan that that a 2m high fence will be erected on this boundary in order to safeguard the privacy and security of the occupiers. Some indicative soft landscaping is also shown to create a softer edge to the site in this corner with some hedging adjacent to the right of way between the site and the church in the north-west corner of the site. Boundary treatments on the

western and southern boundaries are proposed also as a 1.2m high wall with 600mm metal railings which will provide an open aspect into the site. Although there remain objections from affected residential neighbours in regard to the proposed fence, these can be resolved at Reserved Matters stage in terms of height, design and materials. A Condition is to be imposed upon this permission in regard to the boundary treatments to ensure that the security of the adjoining residents is not compromised.

- 8.19 'Block 4' was originally to be located in the north-west corner of the site immediately adjacent to the rear boundaries of no's 19 and 21 Trinity Vicarage Road. After discussion with the applicant, block 4 has now been relocated adjacent to block 5 in the north-east corner of the site away from away from any residential properties. The existing building forms the rear boundary with the entire southern boundary of the garden of no 19 and apart of the rear boundary of no 21 Trinity Vicarage Road. The proposal provides for the erection of a 2m high fence to these residential gardens for continued privacy and security.
- 8.20 Although the external design of the proposed residential units is not a consideration here, internal layouts have been provided. Window positions on the north and west elevations of blocks 3 and 4 would afford oblique views towards the residential properties on the south side of Trinity Vicarage Road. However, these units are between 40-45m from the rear elevations of the affected properties and a line of mature trees form the western boundary of the existing Right of Way which runs between Trinity Vicarage Road and Marchant Road which provide additional screening. Appropriate separation distances and conditions could be imposed, subject to a final design and internal layout, to ensure that the proposal would not result in any severe overlooking impacts to warrant refusal.
- 8.21 In terms of potential loss of light or an overbearing impact, the scale of the development comprises 6 blocks each with 3 storeys. Indicative drawings show the built form with flat roofs which would result in each individual block of a height of approximately 9m in height. Although the site is to the south of the adjacent properties, there is sufficient space between the proposed built form and the existing dwellings to not cause significant issues in relation to loss of light or to have an overbearing impact on these dwellings.
- 8.22 In this regard, it is considered that the proposal in its current form would not cause significant harm to existing residential amenities through overlooking or loss of privacy, loss of light or have an overbearing impact for the occupiers of the dwellings on Trinity Vicarage Road, in accordance with Policy DM10 of the SADMP.

#### Impact upon highway safety

- 8.23 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision. Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The applicant has proposed 12 car parking spaces for the 18 dwellings proposed.
- 8.24 The Local Highways Authority has no objections to the reduced parking layout despite there being a shortfall of 6 spaces (there are 12 spaces for 18 units). They advise that the spaces would be allocated to specific units within the development which would ensure that any potential purchaser would be fully aware of the provisions for parking on the site with regard to their property and prevent spaces used on a first come, first served basis with the consequential greater potential for

overspill parking within the public highway or on private land in the vicinity of the development. The updated plan reflects this advice.

- 8.25 The turning and manoeuvring space available within the parking area is adequate. The development also makes provision for bicycle storage which is anticipated to aid with the sustainable transport options to the site and which is expected to be utilised given the town centre location.
- 8.26 In regard to the level of vehicular parking provided, the scheme is acceptable and complies with Policy DM17.

#### Drainage

- 8.27 Policy DM7 of the adopted SADMP requires that development proposals demonstrate that they would not create or exacerbate flooding.
- 8.28 The requirements for a Flood Risk Assessment for planning applications is as follows (extract from EA website):

#### *When you need an assessment*

*You need to do a flood risk assessment for most developments within one of the flood zones. This includes developments:*

- *in flood zone 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

- 8.29 The development site is in Flood Zone 1 and less than 1 Hectare – it does involve a change of use to a more vulnerable class. The site is not affected by other sources of flooding (surface water drains, reservoirs). Therefore in these circumstances an FRA would not be required, and a suitable SuDS scheme can be secured by condition.

#### Affordable housing

- 8.30 Policy 15 of the adopted Core Strategy requires the provision of 20% affordable housing on sites of over 15 dwellings or more or on sites measuring 0.5 hectares or more in Hinckley. For all sites a tenure split of 75% social rented and 25% intermediate housing is required to support mixed sustainable communities. These figures may be negotiated on a site by site basis.
- 8.31 The Housing Strategy and Enabling Officer has confirmed that as of 10<sup>th</sup> August 2018, there were 1520 households on the Council's housing register for Hinckley, including 709 households for 1 bedroom accommodation and 545 households for two bedroom accommodation. In this case, the provision of a total of 4 affordable units, with a mix of one and two bedroom dwellings of any tenure within the scheme and therefore would be in accordance with Policy 15 of the Core Strategy.

#### Infrastructure contributions

- 8.32 Policy DM3 of the adopted SADMP requires development to contribute towards the provision and maintenance of necessary infrastructure to mitigate the impact of additional development on community services and facilities.
- 8.33 The request for any planning obligations (infrastructure contributions) must be considered alongside the requirement contained within regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations

confirm that where developer contributions are requested they need to be necessary to make the development acceptable in planning terms, directly related and fairly and reasonably related in scale and kind to the development proposed.

*Public open space/public realm*

- 8.34 Policies 1 and 19 of the adopted Core Strategy seek to address existing deficiencies in the quality, quantity and accessibility of green space and children's play provision within Hinckley. Policy 1 of the adopted Core Strategy and Policy 11 of the adopted Hinckley Town Centre AAP seek new development to enhance the public realm within Hinckley town centre. The Open Space, Sports and Recreational Facilities (PPG17) Study provides further advice on the quality of facilities at each designated public open space.
- 8.35 In this case, the site is located within the Hinckley town centre and within 400 metres of Clarendon Park open space facilities which include a children's play area and outdoor sports facilities. Clarendon Park has a quality percentage of 72% and the contribution of £20,259.94 has been identified towards improving this public open space facility contributing towards a proposed running track. The request for these monies is necessary, directly and fairly related in scale to the development and is therefore in accordance with the CIL regulations.

**9 Planning Balance**

- 9.1 The proposal would result in the delivery of 18 dwellings, of which 4 would be affordable, within a highly sustainable location. The additional dwellings would provide a benefit in social terms to the provision of housing and affordable housing within the borough.
- 9.2 The development would add some economic benefits, not only temporary, associated with the construction of the development, but also in the long-term with residents spend contributing to the economy within Hinckley Town centre.
- 9.3 There is no harm identified to the character and appearance of the wider area or to the adjacent Heritage Asset. The re-development of the site would marry well with the long term aspirations for the regeneration of the wider area including the HJ Hall and Son factory site to the south (which is currently subject to an application for a Lidl retail store) and the old Leisure Centre to the east (which is an allocation for residential use). The proposal would therefore provide environmental benefits through the re-development of the site creating an improvement to the character of the area which would link into the wider redevelopment of the surrounding area.
- 9.4 Whilst the proposal is contrary to Policy DM19 due to the loss of an identified employment site, it is considered that the benefits identified are significant and would outweigh the loss of this employment use. The proposal is therefore considered sustainable development and is acceptable.

**10 Equality Implications**

- 10.1 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.

10.2 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.

10.3 There are no known equality implications arising directly from this development.

## 11 Conclusion

11.1 The proposal is contrary to Policy DM19 due to the loss of an allocated employment site. However, it is identified that the proposal would bring a number of benefits both economically, socially and environmentally which would result in a sustainable form of development. The identified benefits are considered to outweigh the loss of this employment site and is therefore considered to be acceptable.

11.2 The proposal would be in accordance with Policies 1, 15 and 19 of the adopted Core Strategy and Policies DM1, DM3, DM7, DM10, DM11, DM12, DM17 and DM18 of the adopted SADMP and is therefore recommended for approval subject to conditions.

## 12 Recommendation

12.1 **Grant planning permission** subject to:

The prior completion of a S106 agreement to secure the following obligations:

- A contribution of £20,259.94 has been identified towards improving the Clarendon Park public open space facility
- The provision of a total of 4 affordable units, with a mix of one and two bedroom dwellings of any tenure within the scheme
- Planning conditions outlined at the end of this report

12.2 That the Interim Head of Planning be given delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

12.3 That the Interim Head of Planning be given powers to determine the final detail of planning conditions.

### 12.4 Conditions and Reasons / Reasons

1. Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of the following details (hereinafter called "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- a) The appearance of the development including the aspects of a building or place that determine the visual impression it makes.
- b) The landscaping of the site including treatment of private and public space to enhance or protect the site's amenity through hard and soft measures.

The development shall be implemented in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:- Existing Site Location Plan, Dwg no 018-056-OP\_EX\_000, Scale 1:1250 @ A3; Existing Block Plan, Dwg no 018-056-OP\_EX\_001, Scale 1:1250 @ A3; Proposed Site Block Plan, Proposed Layout Plan, Dwg no 018-056-OP\_PR\_003\_Rev B, Scale 1:200 @ A3; Proposed Layout Plan Boundary Treatment, Dwg no 018-056-OP\_PR\_004\_Rev B Scale 1:200 @ A3.

**Reason:** To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with approved proposed ground levels and finished floor levels.

**Reason:** To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

5. No development shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings have been submitted to and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

**Reason:** To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

6. No development shall commence on site until surface water drainage details, incorporating sustainable drainage principles (SuDS) and foul sewerage disposal details have been submitted to and approved in writing by the local planning authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**Reason:** To ensure that the development is provided with satisfactory means of surface water and foul water drainage to prevent flooding and minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No development shall commence on site until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the local planning authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

**Reason:** To ensure safe development of the site and to safeguard the health and residential amenities of the future occupiers of the site in accordance with

Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the local planning authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

**Reason:** To ensure safe development of the site and to safeguard the health and residential amenities of the future occupiers of the site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development shall commence on site until a Construction Environmental Management Plan which includes a construction traffic/site traffic management plan, have been submitted to and agreed in writing by the local planning authority. The plans shall include hours of operation and detail how, during demolition, site preparation and construction phase of the development, the potential impact on residential amenities and the environment from dust, odour, noise, smoke, light and land contamination shall be prevented or mitigated, wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision. The plans shall detail how such controls will be monitored and provide a procedure for the investigation of complaints. The approved details shall be implemented throughout the course of the development.

**Reason:** To protect the amenity of neighbouring occupiers and the environment during the site preparation and construction phase to accord with Policies DM7, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. No part of the development hereby permitted shall be occupied until such time as the access, parking, turning and layout arrangements including secure bicycle storage as shown on the Proposed Layout Plan Dwg no 018-056-OP-PR-003 Rev B have been implemented in full. Thereafter the onsite parking provision shall be so maintained in perpetuity.

**Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner; that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally; to enable vehicles to enter and leave the site in a forward direction; in the interests of general highway safety and in accordance with the National Planning Policy Framework (2018).

11. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

**Reason:** To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2018).

12. Prior to the first occupation of any of the apartments hereby permitted, the refuse waste and recycling storage areas shall be provided in accordance with the details submitted on Proposed Layout Plan, Dwg no 018-056-OP\_PR\_003\_Rev B and once so provided shall be permanently retained for such use at all times thereafter.

**Reason:** To ensure that the future occupiers of the development are provided with satisfactory waste and recycling storage facilities in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. No development shall commence on the site until full details of the boundary treatments have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

**Reason:** To enhance the appearance of the development and to ensure that the works are carried out in a reasonable period of time to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

## 12.5 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](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.
2. Application forms to discharge conditions and further information can be found on the planning portal website [www.planningportal.gov.uk](http://www.planningportal.gov.uk).
3. In relation to Conditions 6 and 7, advice from Health and Environment Services can be viewed via the following web address:- (<http://www.hinckley-bosworth.gov.uk/contaminatedsite>) which includes the Borough Council's policy on the investigation of land contamination. Any scheme submitted shall be in accordance with this policy.
4. This planning permission does NOT allow you to carry out access alterations in the highway or to erect any signage in the highway. Before such work can begin, separate permits or agreements will be required under the Highways Act 1980 from the Infrastructure Planning team. For further information, including contact details, you are advised to visit the County Council website: - see Part 6 of the '6Cs Design Guide' at [www.leics.gov.uk/6csdg](http://www.leics.gov.uk/6csdg).
5. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the Highway Authority.