

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

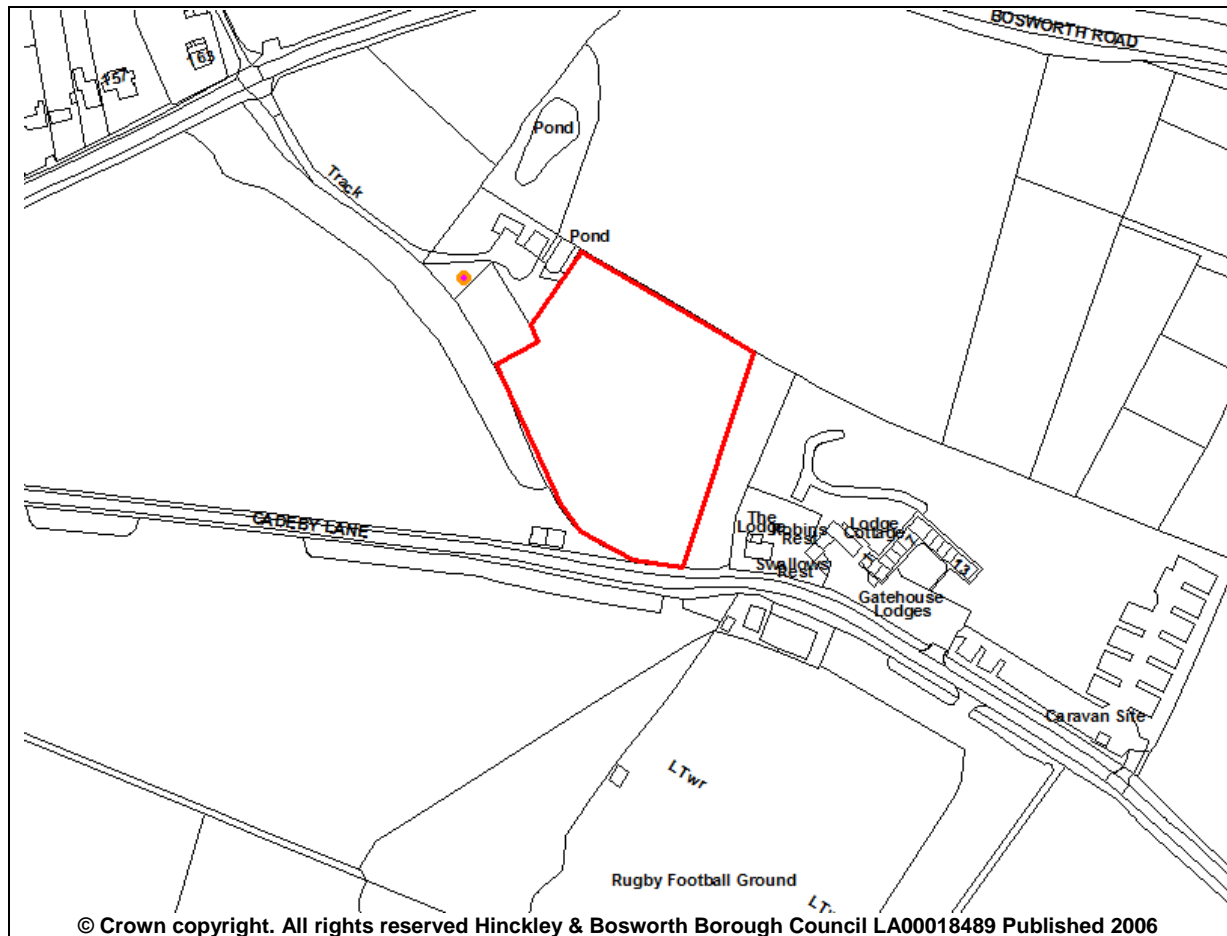


Hinckley & Bosworth
Borough Council

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. The application seeks full planning permission for the erection of three (3) timber cabins for holiday letting purposes with associated crushed stone access driveway from the existing field access, bin store and additional landscaping. This application was taken to the previous Planning Committee on 23rd October. Notwithstanding the officer recommendation that permission be granted, some members felt that the development and its design was not complementary to or reflective of the neighbouring properties and would have a significant adverse effect upon the character of the countryside of the area.
2. Following feedback received from members at Planning Committee and subsequent discussions with officers, the applicant has submitted amended plans as well as offering the following information:

3. The applicant has explored whether the access road could be relocated along the western part of the site away from the eastern shared boundary. The intention is to locate parking areas behind the log cabins so that parked vehicles are not visible from Cadeby Lane. To retain this arrangement the log cabins would have to move to the east to provide space for the access road to the left of them. This would break up the 'clustered' effect that the applicant was trying to achieve; the cabins would appear more separated from the existing stables and barn; moving them further to the east would also make them a more prominent feature and more visible from Cadeby Lane.
4. Furthermore, the intention was to avoid development in close proximity to the existing mature trees bordering the site. This would not only safeguard tree root protection zones but also allow the maximisation of the wildflower meadow and edge habitat which not only provide value for wildlife but assist to buffer views into the site and create an attractive outlook for visitors using the cabins.
5. The cabins would be located within a field which has a stable yard and associated buildings to the west and a long established holiday complex comprising lodges, a tea room and a caravan park to the east. Further to the south-east is the Rugby Club who also has a site which is used for camping on occasion. The area is already a hub for tourist accommodation and the proposed modest addition to these existing uses would not cause any further significant harm to the countryside location and would complement the existing tourist accommodation.
6. In regard to potential noise and disturbance to the immediate neighbour to the east in regard to the proximity of the access road and the finish of the surface, the finishes for the service track have been clarified and a revised site layout plan provided. The finish will be a crushed and graded limestone aggregate which is commonly used within the field of agriculture. This 'beds' down to a smooth surface eliminating any potential 'crunching'. A native hedge is proposed along the site's eastern boundary, which once established will completely conceal the access road, and there is no proposal to light the access road. It is considered that these measures will mitigate sufficiently against any disturbance to the adjacent neighbour.
7. Further images of the timber cabins are provided. The cabins are shown with both a dark grey finish or a green finish which is shown on the computer generated images. The cabins are to be constructed with both a double wall construction externally (fully insulated) and the addition of a double wall internally for sound proofing between rooms and along with the additional landscaping will provide much needed high quality tourist accommodation. An Artist's impression and a street scene drawing is awaited to show the extent of the visual impact from Cadeby Lane and will be available at the Meeting. As the Cabins are of a bespoke design there are no examples of others similar in the area but it is considered that the additional drawings and artist impressions will allow Members clarity.
8. The recommendation to Approve remains.

9. **Recommendation**

9.1. **Grant planning permission** subject to Conditions below

9.2. **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 6 November 2018

Un-numbered - Proposed Sections, Floor plans, 3D Views and Elevations (pages 1-5, scale 1:100) dated 2 November 2018, received 6 November 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. 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.

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.