

Date: 21 July 2008

To: All Members of the Planning Committee

Mr R Mayne (Chairman)	Mr JD Cort	Mr K Morrell
Mr DW Inman (Vice-Chairman)	Mr WJ Crooks	Mr K Nichols
Mrs M Aldridge	Mrs A Hall	Mr LJP O'Shea
Mr JG Bannister	Mr P Hall	Mr BE Sutton
Mr CW Boothby	Mr CG Joyce	Mrs BM Witherford
Mr JC Bown	Dr JR Moore	

Copy to all other Members of the Council

(other recipients for information)

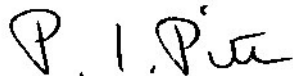
Dear Councillor

There will be a meeting of the **PLANNING COMMITTEE** in the Council Chamber, Council Offices, Hinckley on **TUESDAY, 29 JULY 2008** at **6.30pm**, and your attendance is required.

The agenda for the meeting is set out overleaf.

There will be a pre-meeting at 6.00pm in the Members' Room (Annexe) to inform Members of any late items.

Yours sincerely



Pat Pitt (Mrs)
Corporate Governance Officer

PLANNING COMMITTEE

29 JULY 2008

A G E N D A

1. APOLOGIES AND SUBSTITUTIONS

RESOLVED

2. MINUTES

To confirm the minutes of the meeting held on 1 July 2008 attached marked 'P14'.

3. ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

To be advised of any additional items of business which the Chairman decides by reason of special circumstances shall be taken as matters of urgency at this meeting.

4. DECLARATIONS OF INTEREST

To receive verbally from members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. **This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.**

5. QUESTIONS AND PETITIONS

To hear any questions and to receive any petitions in accordance with Council Procedure Rules 10 and 11.

RESOLVED

6. TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

Schedule of planning applications attached marked 'P15' (pages 1 – 28).

RESOLVED

7. APPEALS LODGED AND DETERMINED

Report of the Director of Community and Planning Services attached marked 'P16' (pages 29 – 31).

RESOLVED

8. APPEALS PROGRESS

Report of the Director of Community and Planning Services attached marked 'P17' (pages 32 – 34).

RESOLVED

9. ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIRMAN DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY

NOTE: AGENDA ITEMS AGAINST WHICH THE WORD "RESOLVED" APPEARS ARE MATTERS WHICH ARE DELEGATED TO THE COMMITTEE FOR A DECISION. OTHER MATTERS ON THIS AGENDA WILL BE THE SUBJECT OF RECOMMENDATIONS TO COUNCIL.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

1 JULY 2008 AT 6.30 PM

PRESENT: MR R MAYNE - CHAIRMAN
MR DW INMAN - VICE-CHAIRMAN

Mrs M Aldridge, Mr JC Bown, Mr WJ Crooks, Mr DM Gould, Mr CG Joyce, Mr K Morrell, Mr K Nichols, Mr BE Sutton, Mr R Ward and Mrs BM Witherford.

Officers in attendance: Mrs T Darke, Miss T Miller, Miss R Owen, Mr T Prowse and Mr M Rice.

Colin Shields of White Young and Green (Consultants) attended the meeting for report P12 (minute 81 refers).

78 **APOLOGIES AND SUBSTITUTIONS**

Apologies for absence were submitted on behalf of Mr JG Bannister, Mr CW Boothby, Mr JD Cort, Mrs A Hall, Mr P Hall and Mr LJP O'Shea and the following substitutions authorised in accordance with Council Procedure Rule 4.3:

Mr Gould for Mrs Hall;
Mr Ward for Mr O'Shea.

79 **MINUTES (P7)**

On the motion of Mr Nichols, seconded by Mr Crooks, it was

RESOLVED – the minutes of the meeting held on 3 June 2008 be confirmed and signed by the Chairman.

80 **DECLARATIONS OF INTEREST**

Mr Bown declared a personal and prejudicial interest in application 08/00563/FUL.

Mr Morrell declared a personal and prejudicial interest in application 08/00475/FUL. It was agreed he be allowed to speak as Ward Councillor before leaving the meeting.

81 TRANSPORT IMPACT ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT (P12)

Members received a report which presented the Transport Impact Assessment Supplementary Planning Document.

Members suggested that a system be devised to indicate which car parks in the town centre had spaces, and it was confirmed that this was planned. It was also confirmed that improvements to the Station Road/Hawley Road area with regard to pedestrian crossings were planned.

It was moved by Mr Nichols, seconded by Mr Sutton and

RESOLVED –

- (i) the findings of the study and the methodology proposed to ascertain future developer contributions be endorsed;
- (ii) the study be published for consultation purposes as a supplementary planning document.

82 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P8)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Director of Community and Planning Services.

- (a) 08/00127/FUL – 99-101 Castle Street, Hinckley – Apex (Castle Street) Ltd

Members supported the application as presented but requested that cycle parking be provided on site.

It was moved by Mr Nichols, seconded by Mr Sutton and

RESOLVED – subject to the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972, or the receipt of a one-off payment to provide financial contributions towards play and open space, the health authority, highways, libraries, civic amenity facilities, parking shortfall and the police authority, the Director of Community and Planning Services be granted powers to issue planning permission subject to the conditions contained within the officer's report, amended condition 2 and additional condition 17 as recommended in the late items and a request for cycle parking.

- (b) 08/00267/FUL – Land Off St Francis Close, Hinckley – Mr A Cartwright

It was moved by Mr Nichols, seconded by Mr Crooks and

RESOLVED – subject to satisfactory completion of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990, the Director of Community and Planning Services be granted delegated powers to issue planning permission subject to the conditions contained in the officer's report. Failure to complete the agreement by 4 July 2008 may result in the application being refused.

- (c) 08/00312/REM – 55 Cowper Road, Burbage – Aspects Developments Limited

Although in support of this application, Members were concerned about emergency access. It was agreed that a note to applicant be included to ensure access was adequate. On the motion of Mr Crooks, seconded by Mr Bown, it was

RESOLVED – the application be permitted subject to the conditions contained within the officer's report and late items and the abovementioned note to applicant.

- (d) 08/00350/FUL – Mill Hill Business Centre, 5 Mill Hill Road, Hinckley – David Wilson Homes (East Midlands)

It was moved by Mrs Aldridge, seconded by Mr Crooks and

RESOLVED – subject to the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972, or the receipt of a one-off payment to provide financial contributions towards play and open space, the health authority, libraries, civic amenity facilities and the police authority, the Director of Community and Planning Services be granted powers to issue planning permission subject to the conditions contained within the officer's report and late items. Failure to complete the agreement by 14 July 2008 may result in the application being refused.

- (e) 08/00349/FUL – Land Opposite Superstore, Stoke Road, Hinckley – JS Bloor (Measham) Ltd & Ensco (536) Ltd

Members requested that a note to applicant be added asking that the use of the balancing pond on the opposite side of Stoke Road be investigated. It was moved by Mr Crooks, seconded by Mrs Witherford and

RESOLVED – subject to resolution of the matters relating to highways and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of

the Local Government Act 1972 to provide financial contributions towards libraries, civic amenity, health facilities, police provision, play and open space, and the provision of affordable housing, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained in the officer's report and late items and the abovementioned note to applicant. Failure to complete the agreement by 3 July 2008 may result in the application being refused.

- (f) 08/00366/OUT – 39 Derby Road, Hinckley – Messrs Rumble and Blower

It was requested that a note to applicant be added with regard to a Sustainable Urban Drainage Scheme (SUDS). It was moved by Mr Bown, seconded by Mr Crooks and

RESOLVED – subject to the resolution of the highway issues and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 to provide financial contributions towards libraries, civic amenity, health facilities, police provision, play and open space and the provision of affordable housing and employment, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained in the officer's report and late items and the abovementioned note to applicant. Failure to complete the agreement by 3 July 2008 may result in the application being refused.

- (g) 08/00367/OUT – 17 Alma Road, Hinckley – Messrs Rumble and Blower

It was requested that a note to applicant be added with regard to a Sustainable Urban Drainage Scheme (SUDS). It was moved by Mr Bown, seconded by Mr Crooks and

RESOLVED – subject to the resolution of the highway issues and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 to provide financial contributions towards libraries, civic amenity, health facilities and police provision and the provision of employment, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained in the officer's report and late items and the abovementioned note to applicant. Failure to complete the agreement by 3 July 2008 may result in the application being refused.

Mr Gould left the meeting at 7.57pm and returned at 7.59pm.

- (h) 08/00408/FUL – 23 Bradgate Road, Hinckley – Westminster Developments Ltd

On the motion of Mrs Aldridge, seconded by Mr Sutton, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report and the late items.

- (i) 08/00475/FUL – Playing Field – Brookside Place, Sheepy Parva – Mr Dan Taylor

Having declared a personal and prejudicial interest in this application, Mr Morrell spoke as Ward Councillor then left the meeting at 8.25pm.

Members expressed concern with regard to noise pollution impacting on the residents and it was agreed that a note to applicant be added asking them to liaise with Environmental Health with regard to this. It was moved by Mr Crooks, seconded by Mr Cartwright and

RESOLVED – the application be permitted subject to the conditions contained in the officer's report and late items and the abovementioned note to applicant.

Mr Morrell returned at 8.30pm.

- (j) 08/00496/FUL – The Cottage, Station Road, Hinckley – Mr Michael Ford

Mrs Aldridge left at 8.30pm and returned at 8.32pm.

It was moved by Mr Sutton, seconded by Mr Morrell and

RESOLVED – the application be approved subject to the conditions contained within the report and late items.

- (k) 08/00500/COU – Wiseacre, Leicester Lane, Desford – Keys Child Care Ltd

Members expressed concern about the access arrangements and it was reiterated that authority be delegated to the Director of Community and Planning Services to refuse the application if the highways issues were not resolved. On the motion of Mr Sutton, seconded by Mr Morrell, it was

RESOLVED – subject to satisfactory resolution of the highway safety issues, the Director of Community and Planning Services be granted powers to issue planning permission subject to the conditions contained in the officer's report. Should the highway issues fail to be resolved by 10 July, the Director of Community and Planning Services be granted delegated powers to refuse the application in accordance with the recommendations of the Highway Authority.

- (l) 08/00529/FUL – 70 Priesthills Road, Hinckley – Mr David Puffett

It was moved by Mr Bown, seconded by Mr Nichols and

RESOLVED – the application be approved subject to the conditions contained within the officer's report.

- (m) 08/00531/FUL – 7 Nailstone Road, Barton in the Beans – Dawson 2003 Trust

Notwithstanding the officer's recommendation to approve this application, Members felt that it constituted a new build in the open countryside, would result in increased traffic and would have a detrimental impact on residents. It was moved by Mrs Aldridge, seconded by Mr Crooks and

RESOLVED – the application be refused for the following reasons:

1. In the opinion of the Local Planning Authority the proposed development would represent an unwarranted and unacceptable intrusion into the countryside and would be out of keeping with the appearance and character of this rural location, which should be protected for its own sake. The proposal is therefore contrary to Central Government Guidance contained in Planning Policy Guidance Note 4, Draft Planning Policy Statement 4, and policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.
2. In the opinion of the Local Planning Authority the proposed development would be detrimental to the residential amenities of nearby dwellings due to the siting of the development and comings and goings to the site the development is therefore contrary to policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Having declared a personal and prejudicial interest in the following application, Mr Bown left the meeting at 9.10pm.

- (n) 08/00563/FUL – Land adjacent to Tor Heights, High Tor East, Earl Shilton – Mr John Duncombe

It was moved by Mr Nichols, seconded by Mr Crooks and

RESOLVED – the application be permitted subject to the conditions contained within the officer's report and the late items.

83 PLANNING BRIEF – NORTH WARWICKSHIRE AND HINCKLEY COLLEGE – HINCKLEY CAMPUS (P9)

The Planning Committee received a report which provided information on the consultation process following the publication of a draft planning brief which set a framework for the development of the North Warwickshire and Hinckley College – Hinckley Campus on Spa Lane and London Road.

Members highlighted an ambiguity in the report which in one paragraph stated that any new buildings on the site should not exceed three storeys and in another described the area as mostly two storey buildings. In response officers explained that the development would be significant in scale to have its own identity.

Mrs Aldridge left the meeting at 9.15pm and returned at 9.18pm.

Members felt that this report was premature due to the site not being in the Council's ownership and that it should not be considered any further at this point.

RESOLVED – the report be noted and the document be sent out for consultation.

84 APPEALS LODGED AND DETERMINED (P10)

A summary was submitted of appeals lodged and determined since the last meeting. It was moved by Mr Crooks, seconded by Mr Sutton and

RESOLVED – the report be noted.

85 APPEALS – PROGRESS (P11)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. It was moved by Mr Nichols, seconded by Mr Crooks and

RESOLVED – the report be noted.

86 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

On the motion of Mr Nichols, seconded by Mr Sutton, it was

RESOLVED - in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the undermentioned item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 2 and 10 of Part I of Schedule 12A of that Act.

87 PLANNING ENFORCEMENT ACTION (P13)

Members were provided with a periodic report on planning enforcement actions taken. It was moved by Mr Nichols, seconded by Mr Gould and

RESOLVED – the report be noted.

(The meeting closed at 9.23pm)

REPORT P15

PLANNING COMMITTEE

29 July 2008

RECOMMENDATIONS OF DIRECTOR OF COMMUNITY AND PLANNING SERVICES

ON APPLICATIONS FOR DETERMINATION BY

THE PLANNING COMMITTEE

BACKGROUND PAPERS

Background papers used in the preparation of these reports are filed in the relevant applications files, unless otherwise stated

Item: 01
Reference: 08/00442/FUL
Applicant: Lighthouse Property Ltd
Location: Beavers Bar London Road Hinckley Leicestershire LE10 1HQ
Proposal: ERECTION OF 10 NO. APARTMENTS

Introduction:-

The application is a resubmission following the withdrawal of a scheme (07/00893/FUL) for the demolition of the existing bar and erection of 10 No. apartments at Beavers Bar, London Road, Hinckley. That scheme was withdrawn due to concerns regarding the scale of the elevation facing London Road. This revised scheme proposes the erection of 10 apartments with associated parking but with a revised design and a reduction in height.

The site area is approximately 690 sq. metres and is located within the urban area of Hinckley in close proximity to the town centre. The surrounding area comprises a mix of uses including residential, community and retail. The site was previously occupied by Beavers Bar, a building used for A3 use. The building has recently been demolished.

The character of the area is a mix of single, two and three storey properties either detached or forming a terrace. The town centre and associated facilities are within easy walking distance.

A design and access statement, heads of terms, street scene plans and tree assessment have been submitted with the application. The design and access statement states that "this current proposal follows the parameters set by the approved scheme. The bay windows and projecting gable have been removed resulting in a flat facade, again consistent with the approved design."

History:-

07/00893/FUL	Demolition of existing bar and erection of 10 apartments	Withdrawn	20.09.07
05/01108/OUT	Demolition of existing bar and erection of 12 apartments (revised scheme)	Approved	16.01.06
05/00700/OUT	Demolition of Existing bar and Erection of 12 Apartments	Withdrawn	06.09.05
01/01096/ADV	Retention of Illuminated Sign Consent	Approved	24.04.03
00/01168/FUL	Elevational Alterations and Extension to Roof	Approved	28.02.01



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Consultations:-

No objection has been received from :-
Environment Agency
Head of Community Services (Pollution).

No objection subject to conditions have been received from:-

Director of Community Services (Archaeology)
Severn Trent Water Limited
Head of Community Services (Land Drainage).

As a result of the Developer Contributions consultation, Leicestershire County Council has the following comments:-

- a) Director of Community Services (Ecology) - the developer be required to incorporate bat bricks and boxes into the design of the new properties and to plant native trees, common to the area, on site to establish feeding grounds for the bats.
- b) Director of Children and Young People's Service (Education) - at the present time there is a surplus capacity in the local primary, high and upper schools. An education contribution will therefore not be requested from any sector.
- c) Head of Commercial and Support Services (Libraries) - £540 is requested towards the cost of an enhanced programme of refurbishment and improvements to facilities including equipment and other library materials.
- d) Head of Commercial and Support Services (Civic Amenity) - £454 is requested towards new or improved Civic Amenity Site Infrastructure for the nearest site at Barwell.

5 letters of objection have been received raising the following concerns:-

- a) scale;
- b) over development;
- c) highway safety;
- d) disruption;
- e) overlooking;
- f) loss of light;
- g) street lighting lost;
- h) drainage;
- i) access to Gladstone Terrace through construction;
- j) overbearing;
- k) no notice served.

At the time of writing the report comments have not been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Primary Care Trust.

Policy:-

Central Government Guidance

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) refers to the delivery of sustainable development through the planning system. It advises that planning policies should protect and enhance the environment, promote high quality design and reinforce local distinctiveness.

Planning Policy Statement 3: Housing (PPS3) advises local planning authorities to promote developments that combine a mix of land uses and makes the most efficient use of land. It advises that local planning authorities should reject poor design and that applicants for housing development should be able to demonstrate how they have taken account of the need for good layout and design and how their proposals reflect the guidance set out in the Planning Policy Statement.

The Local Plan

The site lies within the settlement boundary for Hinckley in the adopted Hinckley and Bosworth Local Plan.

Policy RES5 of the Local Plan states that planning permission will only be granted for new residential development on sites not specifically allocated in the Local Plan for housing provided they lie within an urban area and their siting, design and layout does not conflict with the relevant plan policies.

Policy BE1 of the adopted Local Plan states that the Borough Council will seek to ensure a high standard of design in order to safeguard and enhance the existing environment and that planning permission will be granted where the development complements or enhances the character of the surrounding area with regard to design, materials and architectural features, and is not prejudicial to the comprehensive development of a larger area.

Policy NE14 affords protection to ground water quality and ecology of watercourses.

REC3 New Residential Development - Outdoor Play Space for Children requires the appropriate level of open space to be provided within development sites or, alternatively, a financial contribution to be negotiated towards the provision of new recreation facilities within the vicinity of the site or towards the improvement of existing facilities in the area. Supplementary Planning Guidance (October 2002) gives further advice regarding the provision of Play and Open Space. Green Space Strategy (October 2005 - updated 2007) sets out the vision for green space provision and identifies priorities and targets for improving parks and countryside service.

Policy T5 of the adopted Local Plan refers to the application of highway design and vehicle parking standards.

The Borough Council's adopted Supplementary Planning Guidance on New Residential Development (July 1997) provides further guidance for developers on density, design, layout, space between buildings and landscaping/boundary treatments along with highways and parking. The main aims of the guidance are to ensure that new developments are well integrated into their surroundings and offer a good standard of security and amenity to future residents whilst protecting the amenity of existing occupiers. Housing developments should make efficient use of land and be of appropriate density taking into account the general character of the surrounding area and the provision of necessary open spaces. Layout should seek to maximise amenity and visual interest and provide safe and convenient vehicular and pedestrian access.

Appraisal:-

The main considerations with regard to this application are density; design; layout; access; landscaping and amenity provision and contributions to infrastructure improvements.

Density

The application site measures 690 square metres, which with 10 apartments gives a density of around 147 dwellings per hectare. While this is above PPS3 guidelines it equates to other recently approved apartment schemes in the town centre and is a lower density than the previously approved outline scheme.

Design

The residential character of the area is predominantly two storey in height. The street scene elevation provides a building in keeping with the character of the area and the adjacent properties. Whilst officers consider that a two storey scheme would be more appropriate, two and half storey is not considered to be detrimental to the street scene and is in line with a previous scheme granted outline planning permission (05/01108/OUT). This is also a reduction in height on the previously submitted scheme which was withdrawn (07/00893/FUL).

Layout

With regards to privacy and outlook, the Council's Supplementary Planning Guidance - New Residential Development requires a distance of 25 metres between facing windows and 14 metres between facing windows and gable walls. The proposed layout achieves these distances and the staggered design and variation in roof heights seeks to reduce the impact of the building on the amenities of residents in Gladstone Terrace.

12 off street car parking spaces are provided within the site accessed off Gladstone Terrace. Five of the spaces are located in an undercroft within the ground floor of the building and extend across the entire rear elevation with the remainder being positioned along the rear boundary of the site. Landscaping along the boundaries seeks to soften these areas. Given the town centre location, and the site being sustainable in terms of access to other modes of transport, the lack of car

parking provision, which is above the requirements of PPG13, would be difficult to sustain as a reason for refusal.

Access

At the time of writing the report no response has been received from the County Highway Authority.

There is a shortfall in parking space provision when considering the Local Plan standard for the current use and the proposed use. Sustainable reasons for refusal due to lack of parking could not be justified in this instance when considering the brownfield nature of the site, its town centre location and Regional Planning Advice. A contribution for the shortfall in parking provision of 2 spaces will be required, amounting to £4,000.

Landscaping and amenity provision

The proposed site layout provides landscaping at the front of the building which is enclosed by a drawf wall with railings together with landscaping around the boundaries of the site. A cycle store and bin store is located within the ground floor of the building with direct access from the bin store to Gladstone Terrace.

Contributions

Contributions have been requested of £540 towards libraries, £454 towards civic amenity. Contributions towards Play and Open Space can be sought as the proposal is within 400 metres of Queens Park. In this instance a contribution of £12,410 in total can be sought towards improvements to the park as set out in the Green Space Strategy 2005-2010. A contribution of £4,000 is required towards the shortfall in parking.

The applicant has submitted a draft Section 106 agreement to address these contributions.

Conclusion

Whilst this application is not the reserved matters to the approved outline planning permission the scheme does work within the scale parameters set in the outline planning permission. The proposal is not considered to have a detrimental effect on the character of the area and street scene, nor would it severely impact on the residential amenities of the occupiers of adjacent properties. While final comments from the Director of Highways, Transportation and Waste Management (Highways) are still awaited it is considered that this consultee is unlikely to object to the proposal. The scheme is therefore considered acceptable.

RECOMMENDATION:- That subject to the execution of an Agreement under Section 106 of the Town and Country Act 1990 and Section 111 of the Local Government Act 1972, or the receipt of a one-off payment, to provide financial contributions towards play and open space, libraries, civic amenity facilities, and parking shortfall, the Director of Community and Planning Services be granted powers to issue planning permission subject to the conditions below. Failure to complete the agreement by 14 August 2008 may result in the application being refused.

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, RES5, REC3, T5 and NE14 of the adopted Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

- 2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed building shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.
- 3 Notwithstanding the submitted details and before any development hereby permitted is commenced on site a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the treatment of all ground surfaces together with plant species, size and numbers and their disposition throughout the site. The development shall then be carried out in accordance with the approved details.
- 4 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.
- 5 Development shall not commence until disposal of surface water and foul sewage drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Council, and the scheme shall subsequently be implemented in accordance with the approved details before development is completed.
- 6 No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reasons:-

- 1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.
- 3 & 4 To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.
- 5 To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.
- 6 To ensure satisfactory archaeological investigation and recording to accord with policy BE13 of the 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 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk.

Contact Officer:- Cathy Horton Ext 5605

Item: 02

Reference: 08/00512/FUL

Applicant: Mr Jamie Crossfield

Location: 17 Thornfield Way Hinckley Leicestershire LE10 1BE

Proposal: EXTENSION AND ALTERATIONS TO ROOF

Introduction:-

This is a full application by an employee of Hinckley and Bosworth Borough Council that seeks planning permission for the erection of a contemporary styled dormer window to the rear roof of this semi-detached dwelling. The conversion of the roof space and the creation of the dormer window will provide an additional bedroom and en-suite bathroom at the property.

The property has a large rear garden that falls away towards Southfield Road to the south. Within the rear garden and close to the back of the house is a large coniferous tree and along the rear boundary are a number of mature trees of both deciduous and coniferous species. These trees obscure any direct views between the rear elevations of the application property and those on Southfield Road.

History:-

None



Consultations:-

No objection has been received from:-

- Director of Highways, Transportation and Waste Management (Highways)
- Director of Community Services (Ecology)
- Head of Community Services (Pollution)
- Head of Community Services (Land Drainage).

The occupiers of no.29 Hurst Road object to the proposal as it will cause significant overlooking of their garden reducing their privacy, will obscure their view, and the occupation of the extension will increase disturbance and noise levels and will result in the loss of mature trees through the need for light in the extension in the future.

Policy:-

The property is within the settlement boundary for Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 considers the design and siting of the development, in terms of the effect on the character of the area, amenities of neighbours and highway safety.

The Council's adopted Supplementary Planning Guidance on House Extensions provides a series of numeric standards that all house extension should seek to achieve.

Appraisal:-

The main consideration with regards to this application is whether the proposed dormer window represents an acceptable form of development in terms of its design and appearance and its impact on the amenities of neighbours.

Design and Appearance

The dormer window is to be sited on the rear roof slope of the property and therefore cannot be seen from Thornfield Way. It is likely that the dormer window may be seen from the spaces between properties on Hurst Road however these will be at a glimpse only.

The dormer window whilst being large, is of a simple pitched roof design with symmetrical contemporary glazing proportions. The dormer whilst being a modern addition to the property does reflect the properties gabled character with heavy glazing detail and is therefore considered an acceptable addition to the property.

Amenities of Neighbours

The dormer window, by virtue of it being an extension to the roof of the property will add an additional storey to this existing two-storey property. The creation of this additional storey is no worse than the overlooking that currently exists from the windows in the rear elevation at first floor.

The objection received from the occupiers of no.29 Hurst Road in terms of overlooking of their garden is not considered valid or material in the determination of the application. The rear garden of no.29 is located to the side and slightly further north of the side elevation of the application property and therefore it will be impossible for any overlooking to be possible from the proposed dormer window. Issues relating to loss of outlook are not a material consideration in the determination of a planning application and the concerns raised about disturbance and noise from the use of the extension are unlikely to represent a material detriment to any adjacent occupiers due to the size of the proposal and its distance from any adjacent dwelling.

The separation distance between the face of the dormer and the rear elevations of properties on Southfield Road is 55 metres and therefore far exceeds the minimum separation distance required by the Supplementary Planning Guidance to protect residential amenity. Additionally, due to the number of trees within the rear garden all views of the properties on Southfields Road are obscured. All of the trees discussed are not subject to tree preservation orders and can therefore be removed at any time by the appropriate owners, however there is no indication that trees are to be removed.

In summary the proposed dormer results in a satisfactory addition to the dwelling that is compatible with the existing design and character and does not result in any detriment to the amenities of neighbours.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development shall proceed in accordance with the details specified on the submitted application form, unless agreed otherwise agreed in writing with the local planning authority.

Reasons:-

- 1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & 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 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk.

Contact Officer:- James Hicks Ext 5762

Item: 03

Reference: 08/00536/FUL

Applicant: Adept Care

Location: Moat House New Road Burbage Hinckley Leicestershire

Proposal: ERECTION OF RESIDENTIAL CARE HOME (RESUBMISSION OF 07/01066/FUL)

Introduction:-

This application seeks full planning permission for the erection of a 60 bedroomed residential care home.

The site is located close to the centre of Burbage, and is a rectangular piece of land bordered by Grove Road to the north, Pughes Paddock, an area of open space to the west, residential bungalows to the south and an existing residential care home to the east. The site currently forms the amenity space for this existing care home with a mature band of trees providing screening to the north and west of the site.

The site previously formed part of pleasure gardens which included an 'L' shaped canal, the remains of which are evident in a series of depressions in the land to the north and east of the site. It is this feature which gives the existing care home its name.

It is proposed that the two care homes would be run as separate businesses but complement each other and provide a variety of care including dementia beds, nursing beds and intermediate beds for patients coming out of hospital who require physiotherapy and other treatments to enable them to return to their own homes.

Members will recall a similar application went before planning committee in January of this year, (07/01066/FUL). This is an amended scheme to the previous application. Changes include reducing the footprint of the proposed building which in turn has increased the distance between Grove Road and the north elevation. This has enabled more trees to be retained to the north of the site and the position of the existing moat. The proposed design now incorporates a focal entrance point and double height glazed element. The wing to the rear is broken up by projecting gables, which have a different fenestration treatment to prevent the building having an institutional appearance.

The proposed building takes traditional elements of local design including quoin details to the corner of the building, segmented lintels and gable ends. The materials are traditional with bricks, tile and render.

Access to the building is proposed through the car park to the existing home, resulting in the relocation of four of the parking spaces. 34 additional parking spaces are proposed as part of this application

A Design and Access Statement, Archaeological Evaluation, Ecological Survey and Transport statement have been submitted in support of the application.

The design and access statement assesses the physical, social and economic context in relation to the planning policy. The scheme has been amended following discussions with officers, with this revised scheme taking comments into account.

The archaeological evaluation examines the history of the site and documents the results of a field evaluation undertaken on the site.

The ecological report provides the results of a protected species survey undertaken in July 2007 where no evidence of protected species was discovered.

The transport statement examines the potential traffic impact of the sites existing and proposed users. It concludes that the proposals accord with the sustainable transport policies and principles.

History:-

07/01066/FUL	Erection of Residential Care Home	Refused Appeal pending	16.01.08
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Consultations:-

No objection subject to conditions has been received from:-

- Director of Community Services (Archaeology)
- Director of Highways, Transportation and Waste Management (Highways)
- Director of Community Services (Rights of Way)
- The Leicestershire Constabulary Crime Reduction Officer.

As a result of the Developer Contributions consultation, Leicestershire County Council has the following comments:

Director of Community Facilities (Ecology)- as trees are to be lost it is recommended that they are replaced by native species.

Director of Children and Young Person's Service (Education)- as this development is solely a residential care home no education contribution is requested.

Head of Commercial and Support Services (Libraries)- requests a contribution of £1,630 towards the costs of an enhanced programme of refurbishment and improvements to facilities including equipment and other library materials.

Director of Highways, Transportation and Waste Management (Civic Amenity)- no contributions requested as it is for business use and as such will not increase the usage at the nearest Civic Amenity site Barwell.

Burbage Heritage Group have commented that the reduced massing allows for the retention of more trees, the landscape proposals enhance the area and a new footpath should be provided from the grass verge on New Road in front of the Moat House.

The Environment Agency have requested a ground investigation report to be submitted before the application is determined.

Head of Corporate and Scrutiny Services (Green Spaces) has commented that the landscape proposals to replace the trees removed on a one to one basis and proposed maintenance will maintain screening and add interest to the site.

Site notice and press notice were displayed and neighbours notified:

6 letters of objection have been received raising the following concerns:-

- a) The proposal would infringe upon the last open space within the Conservation Area.
- b) 'Historical and Archaeological Background' report has incorrect information in it and the original house of the Pleasure gardens remains.
- c) Noise disturbance
- d) Development would result in transport and parking problems increasing illegal parking in the area.
- e) Conservation area does not require any further building work.
- f) Building is too large.
- g) Development would result in the loss of trees protected by a preservation order.
- h) Building is considered to be too close to Grove Road.
- i) The development would result in light pollution
- j) Extra traffic would detrimentally affect the safety of children at school times.
- k) Proposal is contrary to the Village Design Statement.

8 letters have been received supporting the development on the following grounds:-

- a) The proposal would provide a much needed facility to enable villagers to access full range of care locally.
- b) Good design in keeping with the style of Burbage Village.
- c) Good landscaping proposed- could this be open up to the general public?

At the time of writing this report no comments have been received from Burbage Parish Council.

Policy:-

National Policy Guidance

Planning Policy Statement, PPS1 on sustainable development lays out the general principle of the planning system and how it will facilitate the delivery of sustainable development.

Planning Policy Statement, PPS3 on housing underlines the Government's key objectives on ensuring everyone has a decent place to live.

Planning Policy Guidance, PPG13 on transport outlines the Governments objectives to integrate transportation with the built environment and promote sustainable transport choices.

Planning Policy Guidance, PPG15 on the historic environment lays out guidance on the identification and protection of listed buildings, conservation areas and the historic environment.

Hinckley and Bosworth Local Plan

The site falls within the settlement boundary of Burbage and Burbage Conservation Area as defined in the Local Plan, the site is also protected by a group Tree Preservation Officer. The following policies are therefore considered relevant.

Policy IMP1 requires contributions towards the provision of infrastructure and facilities on and off site required to serve the development.

Policy BE1 considers the design and siting of development and seeks that development enhances the character of the surrounding area, avoids loss of open spaces and protects the amenity of neighbouring residents.

Development in Conservation Areas is considered under Policy BE7 which seeks to preserve or enhance the special character of the conservation area having regard to the buildings, views into and out of the area, vegetation and spaces.

Policies BE13, BE14, BE15 and BE16 considers the effect of development on possible archaeological remains and requires relevant studies and investigation works to be submitted.

Policy T5 requires new development to comply with the relevant highway design and parking standards.

Policy CF8 allows proposals for residential care and nursing homes providing the proposal complements and enhances the character of the surrounding area with regard to the scale, materials and architectural detail and the proposal is of a suitable size and type.

Other Policy Guidance

Burbage Village Design Statement (adopted June 2006) sets out the principles, design features and quality standards that should be adopted by those wishing to build in Burbage.

Appraisal:-

The main considerations with regard to this application are the impact on the amenities of neighbouring properties in terms of privacy and light, highway safety, the loss of protected trees, design, height and scale of the proposal and the impact of the above on the character and appearance of the Conservation Area.

The site is within the settlement boundary and therefore the principle of development on the site is acceptable subject to the proposal complying with other policies within the Hinckley and Bosworth Local Plan.

Amenities

The nearest properties to the site are the bungalows in Pughes Close, to the south of the proposed care home, and 25 Grove Road located to the north of the site. The proposed building would be located 10 metres to the west of the rear amenity area to 25 Grove Road which may be overlooked. The degree of overlooking is reduced by the two blind windows located at the northern end of the east elevation, therefore it is considered that the one first floor window could result in overlooking. However views from this window would be obscured by retained and proposed vegetation and therefore, it is not considered that the proposal would detrimentally affect the privacy of this property.

The properties in Pughes Close are located to the south of the site and are currently separated from the application site by a band of mature trees and a 1.8m high close boarded fence. This boundary treatment already significantly effects light to the properties and limits outlook therefore it is not considered that the proposal would detrimentally affect the privacy or daylight these properties currently enjoy.

Given the above, it is considered that the proposal would not result in a loss of amenity to neighbouring properties to warrant a refusal of this application.

Highway Safety

The application is accompanied by a Transport Assessment the Director of Highway Transportation and Waste Management is satisfied that through the findings of the report, and his own assessments, the proposal is unlikely to have a detrimental impact in terms of road safety and congestion. The number of parking spaces proposed is in accordance with the Highway Authority's off-street parking standards.

Landscaping

The revised scheme proposes to retain more trees than the previous scheme and following discussions with officers a comprehensive landscaping scheme has been proposed. The landscape proposals have a woodland feel by incorporating informal walkway around the building, the planting of a mixture of native shrubs and trees, and incorporating bird feeders to encourage wildlife. The landscape scheme proposes to make a feature of the remains of the moat retaining and acknowledging the history of the site.

The Council's Green Spaces Officer has commented that the proposed replacement trees and planting scheme would add to, and increase the amenity value of the site by introducing younger specimens and proposes a planting scheme that includes a variety of colour and form, maintains biodiversity in the area and screening to the site. The proposed landscape scheme is considered acceptable and would maintain the important characteristic of the site.

Height, Layout and Scale

The application has been amended to reduce the footprint of the building and the overall height has been reduced by 1.8 m resulting in a better and more coherent design. The rooms to the third floor are wholly contained within the roof space, removing the three-storey element, which jarred with the main elevation. The long side elevations have been broken up using different fenestration detail and materials on the projecting front elements. The use of different materials helps break up the mass of the building and reduces the perceived scale. The proportion of roof has been reduced, resulting in a better proportioned structure, again helping to reduce the scale of the building.

The reduced footprint of the building has resulted in a building which sits more comfortably within the constraints of the site, with the landscape proposal designed to take account of and enhance existing features.

Design

The revised proposed design has greater coherency with improved legibility obtained from a prominent entrance feature. The cleaner lines of the revised proposal present a more aesthetically pleasing design. The fenestration details have been modified from the original proposal to have a vertical emphasis rather than horizontal, giving a more traditional appearance. The proposal has retained the quoin details and segmented arches from the first proposal. The applicant has indicated that they are willing to use natural materials on the proposal to reflect the position within the Conservation Area.

Conservation Area

The defining characteristic of this section of the Conservation Area is provided by the vegetation. The green space of Pughes Paddock with the backdrop of mature trees, creates a rural

atmosphere close to the urban village centre. The tall dense band of mature trees and shrubs restricts views into the application site to glimpses obtained through the foliage. These glimpses increase during the winter months when the deciduous species lose their leaves. The proposed landscaping scheme which replaces the removed species on a one-to-one basis, ensures that this characteristic is retained and screens any building behind from Grove Road and Pughes Paddock. As discussed above it is the Landscape Officer's opinion that the revised proposal retains a greater extent of existing vegetation and proposes a comprehensive planting scheme that ensures the health and vitality of the existing protected trees.

The site is currently not within the public domain and is not defined within the adopted Hinckley and Bosworth Local Plan or Burbage Village Design Statement as being an important open space.

Other issues

The Environment Agency has requested that a Ground investigation report to be submitted to ensure that the minor aquifer on the site does not become contaminated by the disturbance of material used to infill the moat. The agent has commissioned the work to be done and is awaiting the submission of the report.

Objections were received stating that the contents of the Archaeological Report was incorrect and the site is important to the tourist industry within Burbage. The site is not designated as an important historical site within any adopted planning document and no objection has been received from Leicestershire Archaeology. It is not, therefore, a reason to warrant a refusal of planning permission.

Conclusion

It is considered that the reduction in height and footprint has enabled more trees to be retained on the site which has in turn maintained the screening to the site. This is supported by the proposed landscaping plan and improvements to the design of the building. Given the limited views of the development site and appropriate planting scheme, it is considered that subject to the submission of an adequate ground investigation report and Section 106 Agreement the proposal is acceptable and complies with Policies within the adopted Hinckley and Bosworth Local Plan.

RECOMMENDATION:-That subject to the submission of a satisfactory ground investigation report and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990, to provide contributions towards libraries the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions below. Failure to submit or complete the agreement by 26th August 2008 may result in the application being refused.

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies IMP1, BE1, BE7, BE13, BE14, BE15, BE16, T5 and CF8 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 This permission relates to the application as revised by amended plan ** received by the Local Planning Authority on ****.
- 3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed care home shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

- 4 Before any development is commenced on the site, including site works of any description, each of the trees (indicated by number on the attached plan) shall be securely fenced off by protective fencing on a scaffolding framework in accordance with B. S. 5837 erected in a circle round each tree at a radius from the bole of 3 metres or to coincide with the extremity of the canopy of the tree, whichever is the greater. Within the areas so fenced off, the existing ground level shall be neither raised or lowered, (except as may be approved by the Local Planning Authority as part of the development) and no materials, equipment, machinery or temporary buildings or surplus soil shall be placed or stored thereon. If any trenches for services are required in the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.
- 5 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. These details shall include:
 - (i) proposed finished levels or contours
 - (ii) hard surfacing materials
 - (iv) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.)
 - (v) written specifications
 - (vi) schedules of shrubs, noting species, plant sizes and proposed numbers/densities where appropriate.
 - (vii) implementation programme.
- 6 The approved hard and soft landscaping scheme, including the details submitted on drawing 08040115 received 27.05.08, 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.
- 7 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
- 8 No works shall take place until the applicant or developer, or their agents or successors in title, has submitted a complete set of development details to the Local Planning Authority. The details should include existing and proposed ground levels and layout and depths of foundations, service trenches, drains landscaping and other ground works.
- 9 No development shall take place until the applicant or developer, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.
- 10 The parking and turning area shall be marked out and implemented in accordance with the details shown on submitted plan reference 2008-43-site plan rev B received 27.05.08 before the development is first brought into use and shall be so maintained unless otherwise agreed in writing by the local planning authority.

- 11 For the period of construction of the development, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.
- 12 Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the Local Planning Authority and once provided shall be maintained and kept available for use unless otherwise agreed in writing by the Local Planning Authority.
- 13 For the first six months of use of the development hereby permitted, each member of staff shall be issued with a three month travel pass.
- 14 Prior to the first occupation of the care home the bus stop on New Road, indicated on the attached plan, shall be provided with shelter, raised kerbs and bus timetable information boards unless otherwise agreed in writing by the Local Planning Authority.
- 15 Prior to the first occupation of the care home an information board shall be provided, within the main reception, displaying details of public transport, walking and cycling facilities within the vicinity of the site. The board shall be updated on an annually basis to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reasons:-

- 1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.
- 4 The trees on this site are subject to a Tree Preservation Order and this condition is necessary to ensure that proper steps are taken to safeguard the trees during the course of development in accordance with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.
- 5 & 6 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.
- 7 To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Planning Policy Statement 25: Flood Risk and Policy NE13 of the adopted Hinckley and Bosworth Local Plan.
- 8 To enable assessment of the development impact and preparation of an appropriate scheme of archaeological mitigation in accordance with Policies BE13, BE14, BE15 and BE16 of the adopted Hinckley and Bosworth Local Plan.
- 9 To ensure satisfactory archaeological investigation and recording in accordance with Policies BE13, BE14, BE15 and BE16 within the adopted Hinckley and Bosworth Local Plan
- 10 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.

- 11 To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users in accordance with Policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 12 In the interests of the sustainability of the development and to encourage alternative transport choice in accordance with Planning Policy Guidance Note 13: Transport.
- 13-15 In the interests of the sustainability of the development and to encourage alternative transport choice to accord with policy BE1 of 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 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk.
- 4 The plans considered as part of this application are 2008-43-OSPLAN, -SITE PLAN, -300, -301 A, -302, -304, 6333/01-1, and 08040115 d received 27.05.08.

Contact Officer:- Sarah Humphries Ext 5680

Item: 04

Reference: 08/00564/FUL

Applicant: Mr Kevin Woods

Location: 12 Brascote Road Hinckley Leicestershire LE10 0YE

Proposal: PROPOSED ERECTION OF ONE DWELLING

Introduction:-

This is a full application for the erection of a detached 1 1/2 storey dwelling on land adjacent to 12 Brascote Road which is currently used for parking of vehicles in connection with 12 and 14 Brascote Road. It is a triangular shaped plot and situated on the outside of a bend in the road. A Tree Preservation Order protects a lime tree on the southern corner of the site. The site is within an established residential area consisting of two storey dwellings and bungalows.

The scheme proposes four parking spaces for use by Nos 12 and 14 Brascote Road, and two further spaces in connection with the proposed dwelling. The proposed dwelling is sited 1metre from the eastern boundary of the site and has a 10.2m x 6m footprint and is 6.3m high. A public footpath runs along the eastern boundary separating the site from the rear gardens of properties

on Lawton Close. Private amenity space for the dwelling is provided to the north of the proposed dwelling.

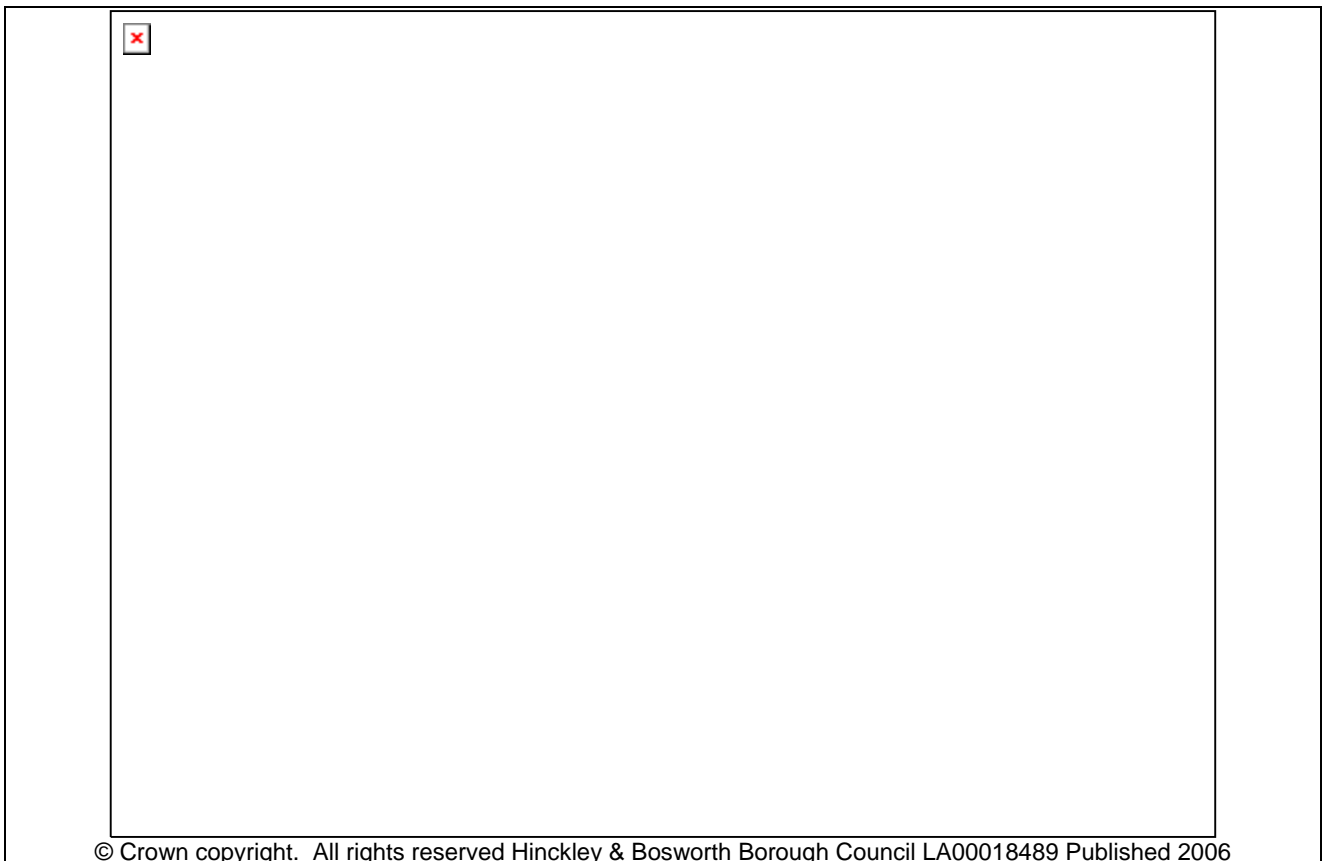
The Design and Access Statement states that the proposal has been designed with a lower height than the surrounding dwellings to minimise its effect and is positioned at the furthest point possible from all other residential dwellings. The front elevation has a gallows bracket porch and two small dormers which are features of other dwellings in the area.

History:-

07/00826/FUL	Erection of one dwelling	Refused	03.09.07
05/00603/FUL	Erection of One Dwelling	Dismissed on appeal	28.07.06

This application was for a detached dwelling on the site. In his decision, the Inspector concluded that the proposal would be harmful to the open character of the area and would have an adverse effect on the occupiers of No12 Brascote Road. In addition the proposal could lead to additional on street parking. He found that he had insufficient grounds to dismiss the appeal on the basis of the absence of any provision towards public open space although this did not outweigh the other cogent planning objections identified.

05/00328/FUL	Erection of a detached dwelling	Refused	23.05.05
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Consultations:-

No objection has been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Land Drainage)
Head of Community Services (Pollution).

The Borough Council's Arboricultural Assistant has no objection to the proposal subject to the protected tree being fenced during construction which can be dealt with by condition.

Councillor Bill has commented that the estate was set out to a certain design and that more and more houses are being squeezed in.

Four objections received from neighbours on the grounds of:-

- a) privacy/overlooking issues
- b) loss of light
- c) loss of open aspect
- d) effect on street scene/detracts from surrounding area
- e) tree 'screen' is deciduous so is ineffective in winter months
- f) concern about effect on mature trees in Lawton Close and that they would need to be lopped in order for the development to go ahead
- g) affect property value
- h) fear of crime
- i) the development appears to be for profit
- f) highway concerns.

At the time of writing the report comments have not been received from Director of Community Services (Ecology).

Policy:-

The site is within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy RES5 of the adopted Hinckley and Bosworth Local Plan refers to residential proposals on unallocated sites and states that residential proposals on such sites will be granted planning permission if they lie within the boundaries of a settlement area and the siting, design and layout does not conflict with the relevant plan policies.

Policy BE1 of the adopted Local Plan seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development: complements or enhances the character of the surrounding area with regard to scale, layout, design, materials and architectural features; avoids the loss of open spaces and features that contribute to the quality of the local environment; ensures adequate provision for off street parking for residents and visitors; does not adversely affect the occupiers of neighbouring properties.

Policy T5 of the adopted Local Plan states that planning permission for development proposals will be granted providing they comply with the parking standards unless a different level of provision can be justified.

Policy REC3 of the adopted Local Plan sets out the criteria for the provision of outdoor play space for children.

Policy NE12 of the Local Plan requires proposals to make provision for landscaping within the site and requires protection to trees, hedgerows and shrubs that contribute to the character of the area.

The Council's Supplementary Planning Guidance for new residential development sets out additional criteria for layout and design.

Appraisal:-

The main considerations with regards to this application are design and impact on amenity, as the site is located within the settlement boundary of Hinckley and therefore residential development is considered acceptable in principle.

Design and landscaping

The proposed dwelling is located on a bend, it is off set from the property (No. 11) on the opposite side of Brascote Road. Whilst the nearest corner of the proposal is within 1 metre of the highway boundary, the nearest corner of 12 Brascote Road is a similar distance. The proposal differs from the application which was dismissed at appeal in that it is sited towards the rear of the plot which will lessen its impact on the streetscene. The design of the proposal is considered in keeping with the street scene generally. The main first floor windows to the proposal are sited on the front of the dwelling. There is one rear window at first floor level which serves a bathroom and small side windows to the bedrooms.

The garden provision proposed is in accordance with the Council's Supplementary Guidance on New Residential Development.

Impact on amenity

Previous schemes on this site have been refused on the grounds of impact to the neighbouring dwelling, 12 Brascote Road, this scheme provides for private amenity space along the northern boundary and is therefore more acceptable in this respect. With regard to the impact of the proposal on other neighbouring properties, given the current proposed location of the dwelling, the property most immediately affected by the development is No. 8 Lawton Close. However, due to the length of rear garden, this property is at least 16 metres from the rear wall of the proposed dwelling, and includes the width of the public footpath which runs between the proposed site and the rear boundary of No. 8. In addition both boundaries currently have mature planting which adds to the screening of the site. The proposed dwelling contains a bathroom window at first floor level but this will be obscure glazed and can be conditioned with regard to opening so as not to cause privacy issues. On the basis of this information it is considered that there would not be significant impact on the occupiers of nearby dwellings to warrant refusal and the separation distance more than meets the Supplementary Planning Guidance for new development.

Highway

Adequate car parking provision is indicated for the existing and proposed dwellings. The proposal differs from the scheme that was dismissed at appeal in that the additional parking spaces to be provided for Nos 10 and 12 Brascote Road are provided closer to those properties which makes them more accessible and therefore, more usable. The Highway Authority raise no objections to the proposal subject to standard conditions.

Financial contributions

The site is within 400 metres of an informal public play and open space, therefore a financial contribution of £1241 towards the provision and maintenance of informal public play and open

space will be required in line with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the Council's Play and Open Space Guide.

Conclusion

Subject to the removal of 'permitted development rights' for additions/alterations to the property, the scheme is considered acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, REC3, RES5 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.
- 3 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 approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.
- 4 No development shall take place until fencing has been erected around the protected lime tree in a manner to be agreed in writing with the Local Planning Authority and no works shall take place within the area inside that fencing without the written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A to E shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.
- 6 The windows to be inserted in the eastern elevation of the proposed dwelling shall be obscure glazed and fixed so as to be non-opening, the proposed glazing shall first be submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the approved details and retained as such at all times thereafter.
- 7 The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.
- 8 No walls, planting or fences shall be erected or allowed to grow on the highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.

- 9 The car parking and any turning facilities shown within the curtilage of the application site shall be provided before the dwelling is first occupied and shall thereafter remain available for such use.
- 10 Before first use of the development hereby permitted the access drives and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.
- 11 Before first occupation of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level and shall be so maintained in perpetuity, where in the control of the applicant.
- 12 Notwithstanding the submitted plan, before the development is first brought into use the existing dropped kerb fronting the proposed dwelling shall be extended to the satisfaction of the Local Planning Authority, in consultation with the Highway Authority to cover the full width of the proposed access/parking area for the dwelling hereby permitted.
- 13 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. These details shall include:
 - (i) means of enclosure
 - (ii) planting plans
 - (iii) written specifications
 - (iv) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
 - (v) implementation programme.
- 14 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.
- 15 Prior to commencement on site of the development hereby approved, the parking spaces shown on the approved plan to serve 10 and 12 Brascote Road shall be provided and shall thereafter permanently remain available for use.

Reasons:-

- 1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.
- 3 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policies BE1 and RE5 of the adopted Hinckley and Bosworth Local Plan.

- 4 The tree on this site is subject to a Tree Preservation Order and this condition is necessary to ensure that proper steps are taken to safeguard the trees during the course of development to accord with Policy NE12 of the adopted Hinckley and Bosworth Local Plan.
- 5 To ensure that adequate private open space is retained within the curtilage of the dwelling to accord with policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan.
- 6 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.
- 7 To ensure the provision of adequate play and open space within the vicinity of the site in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan.
- 8 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 and to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 9 To ensure that adequate off-street parking provision is available to reduce the possibilities of the proposed development leading to on-street parking problems in the area, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 10 To reduce the possibility of deleterious material being deposited into the highway, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 11 In the interests of pedestrian safety, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 12 To reduce the possibility of the kerbs and the footway being damaged by vehicles entering and exiting the site, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 13 To enhance the appearance of the development to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.
- 14 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.
- 15 To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & 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 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application

forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk.

Contact Officer:- Louise Forman Ext 5682

Item: 05

Reference: 08/00691/ADV

Applicant: Hinckley And Bosworth Borough Council

Location: Atkins Lower Bond Street Hinckley Leicestershire LE10 1QU

Proposal: ERECTION OF SIGNAGE

Introduction:-

This is an application for consent to display signage promoting the forthcoming development of the Atkins site. The signage is proposed to be installed on the existing hoardings along the Lower Bond Street frontage and to the pallsade fencing along Druid Street. A total of 34 signs are proposed, 16 located on Lower Bond Street and 18 to Druid Street. The signs each measure 2 metres wide by 1.5 metres high.

The application is reported to committee as it has been submitted by Hinckley and Bosworth Borough Council.

History:-

86/01000/4	Change of use from hosiery factory to gymnasium health club	Approved	28.10.86
05/01111/FUL	Mixed use development of dwelling and Work units with garages, landscaping and roads	Refused	11.01.06
05/01112/CON	Demolition of existing building	Refused	11.01.06
07/01218/LBC	Demolition of buildings	Approved	28.01.08



Consultations:-

The Conservation Officer has commented that he considers the proposal to be acceptable.

Site notice and Press notice were displayed and neighbours notified.

At the time of writing the report no comments had been received from:-

- Director of Highways, Transportation and Waste Management (Highways)
- Site Notice
- Press Notice
- Neighbours.

Policy:-

National Policy Guidance

Planning Policy Guidance 19 (PPG19) explains that the main purpose of the advertisement control system is to help those involved in outdoor advertising to contribute positively to the appearance of an attractive environment in cities, towns and the countryside.

Local Policy Guidance

The site is within the settlement boundary of Hinckley and adjacent to the Hollycroft Conservation Area.

BE1 seeks to safeguard and enhance the existing environment.

Appraisal:-

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state within paragraph 5 that Local Authorities should determine applications with regard to amenity or public safety 'taking into account relevant development plan policies in so far as they relate to amenity and public safety'. It is considered that both factors are covered in Policy BE1, which considers the design and siting of development with regard to the visual character of the surrounding area and highway safety.

The proposed signage is non-illuminated and will only be displayed for a short period whilst full planning permission is gained and the site developed. The adverts themselves will advertise the potential forthcoming development by the North Warwickshire and Hinckley College and the Borough Council and will include logos of the proposed development partners. Whilst the signage will be located in a prominent location within the Hinckley Town Centre given the nature of the proposal and its siting on hoardings and pallsade fencing that has been erected to enclose the development site for public safety purposes it is considered that no significant harm to amenity would arise. In fact, it is considered likely to improve the appearance of the hoardings and fencing.

RECOMMENDATION:- Grant consent to Display Advertisement subject to the standard conditions:-

Contact Officer:- Cathy Horton Ext 5605

PLANNING COMMITTEE - 29 JULY 2008

REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES
RE: APPEALS LODGED AND DETERMINED

1. **PURPOSE OF REPORT**

To inform Members of appeals lodged and determined since the last report.

2. **RECOMMENDATION**

That the report be noted.

3. **BACKGROUND TO THE REPORT**

3.1 **Appeals Lodged**

3.1.1 Appeal lodged by Davenport Knitwear against the refusal of planning permission (07/01296/FUL) for three residential units at 1 John Street, Hinckley (written representations).

3.1.2 Appeal lodged by Ms L Bailey against the refusal of planning permission (07/00157/COU) for the change of use from agricultural store to residential use at Amblyn Stud Farm, Hinckley Road, Cadeby. (written representations).

3.2 **Appeals Determined**

3.2.1 Appeal by Joanne Squires against the refusal of planning permission (07/01305/COU) for the change of use to residential caravan site for 4 gypsy families with eight caravans, including construction of access, road, stables and hardstanding at Land adjacent to Lodge Farm, Wood Road, Nailstone.

3.2.2 The Inspector considered the main issues to be the effect of the development on highway safety and the general need for gypsy sites and the needs of the families.

3.2.3 The Inspector considered Leicestershire County Council Guidance relating to design standards for new accesses, and compared this guidance to that contained at a national level. Other appeal decisions were also considered, as well as the specific characteristics of the site, including the classification of Wood Road and its unlit status; the few existing accesses off Wood Road and therefore the probability of vehicles expecting others to turn; and any restrictions placed on Wood Road. Weighing up all the information the Inspector concluded that the application would unacceptably prejudice highway safety, and would conflict with adopted Policy and Guidance.

3.2.4 The Inspector acknowledged that there was an identified need for further gypsy site provision in the area and the applicants need to be in the area for the continuity of the educational needs of the 5 children. This, however, did not outweigh the safety concerns of creating a new access onto Wood Road.

3.2.5 INSPECTORS DECISION

APPEAL DISMISSED. (OFFICER RECOMMENDATION)

3.2.6 Costs application was rejected.

3.2.7 Appeal by Mr K Thorpe against the refusal of planning permission (07/00480/OUT) for an agricultural workers' dwelling at Spinney Bank Farm, Higham Lane, Higham-on-the-Hill, Nuneaton.

3.2.8 It was agreed by both parties that the appellant met the functional test for an agricultural dwelling and therefore the main issue was to decide if the appellants also met the financial test as laid out in Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7).

3.2.9 The Inspector considered that the financial accounts submitted by the appellant, show a general trend of increasing profitability. The Inspector noted that the applicant undertook most of the work himself with an occasional requirement to employ paid labour and unpaid labour supplied by family members. The Inspector considered that this did not represent any significant costs. The cost of building the dwelling was also considered and it was concluded that with the appellants savings it was not an unreasonable cost on the farm business. The Inspector concluded that she considered the proposed development does satisfy the requirements of PPS7.

3.2.10 INSPECTORS DECISION

APPEAL ALLOWED (OFFICER RECOMMENDATION)

4. **FINANCIAL IMPLICATIONS (DB)**

4.1 All costs incurred and costs recovered will be met from existing 2008/2009 Revenue Budgets

5. **LEGAL IMPLICATIONS (MR)**

5.1 None

6. **CORPORATE PLAN IMPLICATIONS**

This document contributes to Strategic Aim 3 of the Corporate Plan: Safer and Healthier Borough.

7. **CONSULTATION**

None

8. **RISK IMPLICATIONS**

None

9. **RURAL IMPLICATIONS**

None

10. **CORPORATE IMPLICATIONS**

By submitting this report the report author has taken the following into account:

- Community Safety Implications None relating to this report
- Environmental Implications None relating to this report
- ICT Implications None relating to this report
- Asset Management Implications None relating to this report
- Human Resources Implications None relating to this report

Background Papers: Appeal Decisions

Contact Officer: Sarah Humphries ext 2560

PLANNING COMMITTEE - 29 JULY 2008

REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES

RE: APPEALS PROGRESS

1. PURPOSE OF REPORT

- 1.1 To inform Members of the progress on appeals - details of which are attached.

2. RECOMMENDATION

- 2.1 The report be noted.

3. FINANCIAL IMPLICATIONS

- 3.1 None

Background Papers:

Contact Officer: Tracy Darke, extension 5692

PLANNING APPEAL PROGRESS REPORT

SITUATION AS AT: 18.07.08

WR - WRITTEN REPRESENTATIONS

IH - INFORMAL HEARING

PI - PUBLIC INQUIRY

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
	PM	07/00221/FUL	IH	Sycamore Developments	3 Cleveland Road Hinckley	<i>Awaiting Start Date</i>	
08/00015/PP	JH	07/00157/COU	WR	Ms Lynn Bailey	Amblyn Stud Farm Hinckley Road Cadeby	<i>Start Date</i> Statement Comments	<i>26.06.08</i> 07.08.08 28.08.08
08/00014/PP	JH	07/01296/FUL	WR	Davenport Knitwear Plc	1 John Street Hinckley	<i>Start Date</i> Comments	<i>19.06.08</i> 21.08.07
08/00013/PP	RW	08/00201/FUL	WR	Mr and Mrs Bown	104 Shilton Road Barwell	<i>Start Date</i> Statement Comments	<i>12.06.08</i> 24.07.08 14.08.08
08/00012/PP	LF	08/00109/FUL	WR	Mr D Rayne	73 Southfield Road Hinckley	<i>Start Date</i> Comments	<i>27.05.08</i> 29.07.08
08/00011/PP	TM	07/01155/FUL	IH	Cotswold Estates Ltd	Dennis House 4 Hawley Road Hinckley	<i>Start Date</i> Comments Hearing Date	<i>21.05.08</i> 23.07.08 27.08.08
08/00010/PP	ES	07/00968/FUL	WR	Mr and Mrs J Farrell	54 Sapcote Road Burbage	<i>Start Date</i> Awaiting Decision	<i>24.04.08</i>
08/00009/PP	SH	07/01066/FUL	IH	Adept Care Group	Moat House Retirement Home New Road Burbage	<i>Start Date</i> Hearing Date	<i>10.04.08</i> 30.09.08
08/00008/PP	LF	07/00386/FUL	WR	Roy Knowles	Haywain Barn Insleys Lane Shackerstone	<i>Start date</i> Awaiting Decision	<i>17.03.08</i>
08/00004/ENF	JC	07/00031/BOC	PI	Patrick Godden	Tomlinsons Boarding Kennels & Canine Centre Upper Grange Farm Ratby Lane Markfield	<i>Start Date</i> Awaiting Decision	<i>31.01.08</i>
07/00046/PP	TM	07/00529/FUL	PI	Tungsten Properties Ltd	Land Adjacent to 391 Coventry Road Hinckley	<i>Start Date</i> Inquiry To Resume	<i>12.11.07</i> 12.08.08

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
07/00048/ENF 07/00049/ENF 07/00050/ENF	JC	07/00095/ UNAUTH	PI	Mr Vero	Land at Orchard Farm Ashby Road Cadeby Hinckely	<i>Start Date</i> Awaiting Decision	09.11.07

PLEASE NOTE: ALL LOCAL INQUIRIES MUST BE ARRANGED WITH DOE THROUGH THIS OFFICE

DECISIONS RECEIVED FOR THE FOLLOWING APPEALS

08/00001/PP	LF	07/00480/OUT	IH	Mr K Thorpe	Spinney Bank Farm Higham Lane Stoke Golding	ALLOWED	08.07.08
08/00005/PP	CH	07/01305/COU	PI	Joanna Squires	Land Adjacent to Lodge Farm Wood Road Nailstone	DISMISSED	09.07.08

**Rolling April -
July 2008/09**

**No of Appeal
Decisions**
7

Allowed

1

Dismissed

6

Officer Decision

7

Councillor Decision

0