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Hinckley & Bosworth
Borough Council

A Borough to be proud of

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Date: 13 September 2017

To: Members of the Planning Committee

Mr R Ward (Chairman)	Mrs J Kirby
Mr BE Sutton (Vice-Chairman)	Mr C Ladkin
Mr PS Bessant	Mr RB Roberts
Mr CW Boothby	Mrs H Smith
Mrs MA Cook	Mrs MJ Surtees
Mrs GAW Cope	Miss DM Taylor
Mr WJ Crooks	Ms BM Witherford
Mrs L Hodgkins	Ms AV Wright
Mr E Hollick	

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 12 SEPTEMBER 2017** at **6.30 pm**.

Yours sincerely

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

7. 17/00353/FUL - 115 HIGH STREET, EARL SHILTON

Application for change of use of first floor to 3 no. apartments and ground floor to mixed retail and café use.

Late items:

Change of Description

The description of the development is to change from “Change of use of first floor to 3 no. apartments and ground floor to mixed retail and café use” to “Change of use of first floor to 3 no. apartments and ground floor to retention of retail store (A1 Use) and ancillary café use”

Conditions

Condition 3 to be substituted as follows:

3. Prior to the occupation of the development hereby permitted, revised details of the car parking area showing five vehicle car parking spaces along with details of cycle parking and bin storage should be submitted and approved in writing by the Local Planning Authority. Once approved the car parking shall be hard surfaced and cycle parking and bin storage facilities constructed and made available for use within the site prior to the first occupation of the dwellings hereby approved. The parking area shall not be obstructed and retained for car parking in perpetuity.

Reason: 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; and in the interests of the sustainability of the development and to encourage alternative transport choice in accordance with Policy DM18 of the Site Allocations and Development Management Policies DPD.

Condition 5 should be substituted as follows:

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the proposed ground floor shall be used for A1 retail and for no other uses inclusive of that order, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that if a material change of use of the premises occurs this could require a suitable ventilation system which could harm the amenity and character of the surrounding area in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD.

Additional Condition

8. No external ventilation, extraction system or flues shall be installed on the external elevations of the building.

Reason: To ensure that the development protects the residential amenity of neighbouring properties in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD.

9. 17/00751/FUL - THE HUTCH, BROAD LANE, STANTON UNDER BARDON

Application for erection of a new dwelling to replace a former livestock building.

Late items:

This application has been withdrawn by the applicant.

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