

Item: 01

Reference: 14/01150/FUL

Applicant: Greene King Developments Ltd

Location: Land At Johnsons Apparelmaster Ltd Rugby Road Burbage

Proposal: Erection of a restaurant and public house with ancillary residential accommodation and associated external play area, together with vehicular access provision, car parking, landscaping and ancillary works

RECOMMENDATION:- Grant subject to conditions.

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the development proposed has a floor area in excess of 500 square metres.

Application Proposal

This is a full application for the erection of part single storey/ part two storey restaurant / public house with ancillary residential accommodation at first floor and associated external play area, together with means of access, car parking, landscaping and ancillary works. The building would be located in the southeast corner of the site, at the junction of Rugby Road and an unnamed road. Car parking would be provided to the north and west of the building.

The building would have a gross floor area of 844 sq. m split over two levels. The ground floor of the building would comprise the restaurant and bar area, together with ancillary facilities. Two flats intended to be occupied by members of staff would be provided at first floor.

The two storey element would have a maximum height of 9.0 metres to the ridge and 5.3 metres to the eaves. The single storey element would have a maximum height of 6.2 metres to the ridge and 2.6 metres to the eaves. The main entrance is to be located on the front elevation of the building fronting.

The building would be constructed predominantly of brick with elements of render on the front and side elevations. Windows would be UPVC (Golden Oak) with artstone head and cill detail. A glazed feature is proposed on the front elevation, together with an entrance porch. A covered smoking shelter would be provided at the rear.

An outdoor seating area, including children's play area would be provided to the west of the building. A service yard is proposed to the rear / north of the building.

Vehicular access to the site would be via Brookfield Road. The development would be served by 82 car parking spaces, including 3 disabled spaces and cycle parking.

It is proposed to create a refuse storage area within the service yard, which would provide storage for 8 no. 1,100 litre bins and 10 no. 240 litre bins.

The Site and Surrounding Area

The application site is roughly triangular in shape and extends to an area of approximately 0.42 hectares. It is flat and is bounded by Rugby Road to the east, Brookfield Road to the northwest and an unnamed road to the south. The site previously formed part of the Johnson's factory. The buildings associated with the former factory have now been demolished and the site lies vacant.

Outline planning permission was granted in 2011 for the comprehensive redevelopment of land bounded by the Ashby Canal, the railway line and Bridge Street, including the former Johnsons factory, for a mixed use scheme comprising housing, employment and a local shopping centre. The development, known as Sketchley Brook is being delivered in a phased manner, with some phases now complete. The application site lies in the eastern section of the Sketchley Brook development, on a parcel of land identified in the outline application as a local shopping centre.

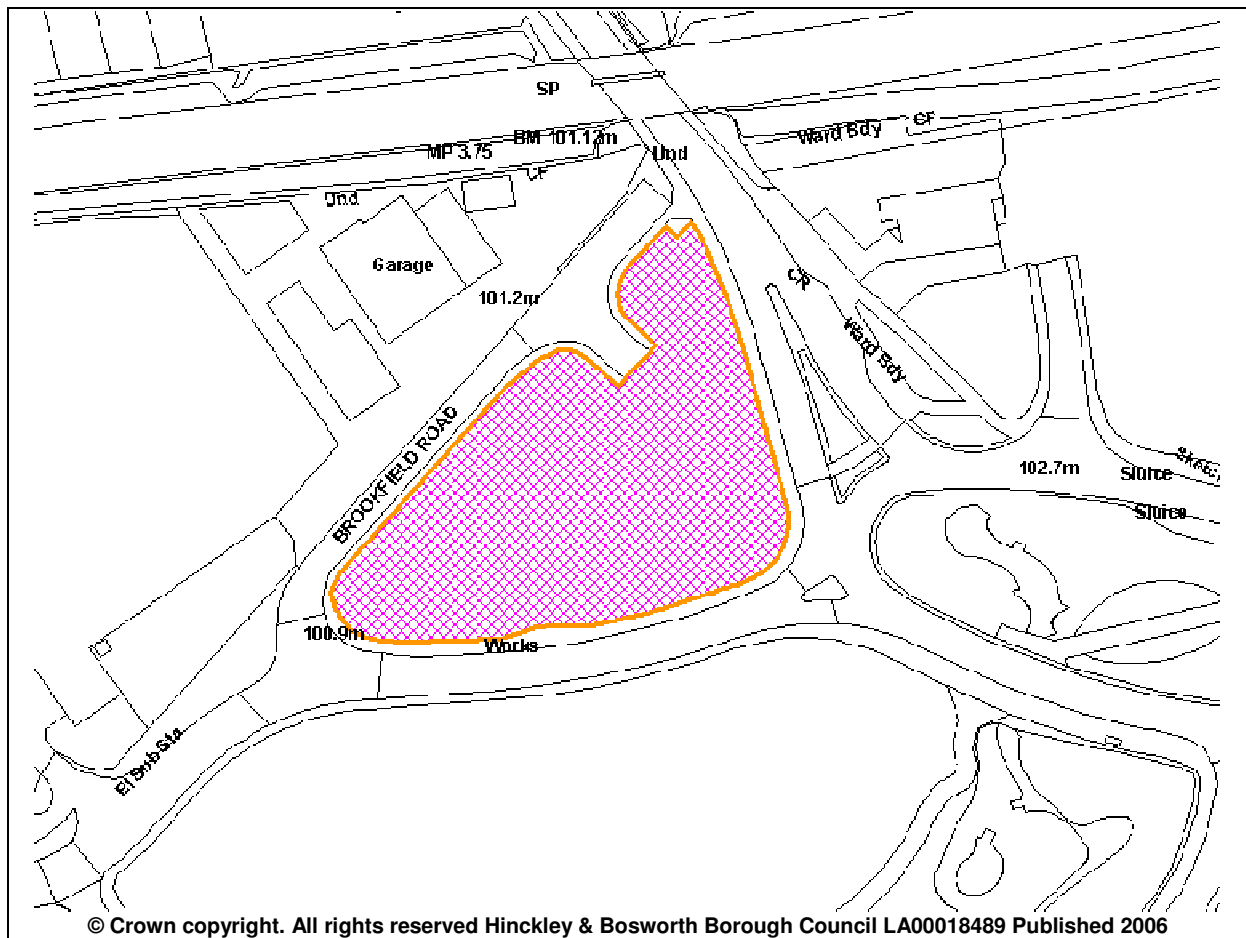
In terms of the wider area, beyond the railway to the northwest there is a residential development, whilst to the northeast there is commercial retail development including a Tesco and Lidl and various business premises. To the southeast there is further residential development and to the southeast is land being developed for a variety of uses as part of the Sketchley Brook mixed use development.

Technical Documents Submitted with the Application

Design and Access Statement
Sequential Assessment
Transport Statement
Travel Plan
Environmental Noise Impact Assessment
Phase I Ground Investigation Report
Lighting Report
Flood Risk Assessment
Ecological Walkover
Renewable Energy Planning Statement

Relevant Planning History:-

10/00518/OUT	Mixed use development comprising up to 375 dwellings, employment (Use Classes B1a, B1c, B2 and B8), local centre (Use Classes A1-A5 and D1), live-work units works to Sketchley Brook Corridor, remodelling of lake and associated open space, parking and accesses (outline-access only)	Approved	30.08.11
11/00856/REM	Primary physical and green infrastructure details including Sketchley Brook Corridor, access road, structural landscape, open space and remodelling of lake	Approved	11.01.12



Consultations:-

No objection has been received from:-

- Environment Agency
- Environmental Health (Pollution)
- Burbage Parish Council.

No objection subject to conditions has been received from:-

- Severn Trent Water Limited
- Leicestershire County Council (Highways)
- Environmental Health (Drainage)
- Street Scene Services (Waste).

Two letters of neighbour representation have been submitted raising the following concerns:-

- a) neighbours have been inadequately consulted
- b) noise from customers and plant
- c) highway safety
- d) impacts of traffic obscuring views of the cycle path
- e) litter.

Policy:-

National Policy Guidance

National Planning Practice Guidance (NPPG) 2014
National Planning Policy Framework (NPPF) March 2012

Local Plan 2006-2026: Core Strategy (2009)

Policy 4: Development in Burbage
Policy 5: Transport Infrastructure
Policy 20: Green Infrastructure

Hinckley and Bosworth Local Plan 2001

Policy EMP1: Employment Sites
Policy BE1: Design and Siting of Development
Policy T5: Highway Design and Vehicle Parking Standard
Policy T9: Facilities for Cyclists and Pedestrians
Policy NE12: Landscaping Schemes
Policy NE2: Pollution

Other Material Policy Guidance

Pre Submission Site Allocations and Development Management Policies DPD

Appraisal:-

The main considerations in determination of this application are:-

- Principle of Development and Retail Policy
- Design and Character
- Residential Amenity
- Highway Safety
- Flooding and Contamination

Principle of Development

Paragraphs 11 - 13 of the National Planning Policy Framework (NPPF) state that the development plan is the starting point for decision taking and that it is a material consideration in determining applications. The development plan in this instance consists of the Core Strategy (2009) and the saved policies of the Local Plan (2001).

Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This means:-

- Approving development proposals which accord with the development plan without delay, and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless;
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or
 - Specific policies in the NPPF indicate development should be restricted.

Core Strategy (2009)

Policy 4 of the Core Strategy applies specifically to development in Burbage, which is the area within which the application site is located. Of relevance to this proposal, the Policy seeks to ensure there is a range of employment opportunities within Burbage and within close proximity of Hinckley and requires development to be of the highest environmental standard.

Local Plan

The application site is identified in the adopted Local Plan as an existing employment site. Policy EMP1 states that the Council will actively seek to retain such sites in an employment uses. The industrial buildings that previously occupied the application site and adjoining land have now been demolished, and planning permission has been granted for its comprehensive redevelopment (10/00598/OUT). Although this application has now lapsed and is therefore no longer extant, it has established the principle of a redeveloping the site for mixed use purposes.

Pre Submission Site Allocation and Development Management Policies DPD

The emerging Site Allocations document identifies land adjacent to Rugby Road, Burbage for residential development and specifically, 110 dwellings. The application site includes part of the allocation. This document has been subject to public consultation and is within the latter stages of this; however there remains an outstanding objection and the document has not yet been examined by the Planning Inspector. Accordingly, although this document constitutes a material consideration in the determination of the application, only limited weight can be attributed at this stage.

There are no policies in either the adopted Core Strategy or Borough Local that relate specifically to the provision of food and drink uses (restaurants and public houses). Nor is any specific guidance provided in the NPPF, other than that such development would be categorised as a main town centre use and as such, should be subject to a sequential assessment in circumstances where it is not proposed on a site within a town centre or other designated centre.

The planning application is accompanied by a Sequential Assessment in accordance with paragraphs 24 of the NPPF and Policy DM21 of the emerging Site Allocations and Development Management Policies DPD.

The Sequential Assessment provides an analysis of the operational and market requirements of the end user, the catchment area assessed, and methodology adopted, and a comprehensive assessment of alternative sites.

Paragraph 24 of the NPPF states that:-

"Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge-of-centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as scale and format."

Core Strategy Spatial Objective 2, seeks to deliver the regeneration of Hinckley Town Centre and seeks to provide opportunities for retail, leisure and commercial activities, whilst supporting important local centres.

Policy DM21 of the emerging Site Allocations and Development Management Policies DPD states "that all applications for the provision of new main town centres uses will be required to adhere to the Sequential approach".

The proposed end user has various locational and operational requirements, which have been taken into consideration in the evaluation of the various sites. These are as follow:-

Locational

- A requirement for sites to be provided on a freehold basis;
- Highly visible sites adjacent to main roads and arterial routes;
- Prominent and easy access from main roads;
- A projected population within the catchment area of the development proposals (1 mile radius) in the region of 20,000 to 25,000 people; and
- Close proximity to existing residential development, employment areas, new housing developments and / or district centres to help drive trade.

Operational

- A minimum site size of approximately 0.4 ha to accommodate all elements of the development, to a maximum of 0.6 ha.
- Ability to accommodate an outdoor seating area along with children's play equipment;
- Provision of car parking (circa 80 spaces);
- Delivery and service area;
- Ability to define separate restaurant, bar and transition areas within the building;
- Ability to provide accommodation at first floor to provide employee accommodation and a staff room.

The sites assessed for the purpose of the sequential test included:-

- 10 The Borough
- Dog and Gun Manson Street
- High Cross Building, Regent Street
- The Crescent
- Bosworth House, 46 New Buildings
- Land at former Hosiery Factory, Holliers Walk
- 4 Coventry Road
- 1A and 3 Regent Street
- 13a Lower Bond Street
- 97A Castle Street
- 9A Castle Street
- 17 The Borough
- Boyslade Road/Tilton Road
- Rugby Road
- Clifton Way

The assessment states that all potential alternative sites have been considered and that based on the specific operational and locational requirements of the end user, there are no sequentially preferable sites that are suitable, viable and available to accommodate the

proposed development, either within or on the edge of the Town Centre. This includes The Crescent which was discounted because when considered against the selection criteria, the site was not considered available, suitable or viable. The impact assessment has been carefully considered and it is agreed that there are no sequentially preferable sites that would be suitable for the use.

Planning Balance

The application site is located within the built-up area of Burbage and comprises previously developed land. Although out of centre, the site is in a relatively sustainable location and is accessible by a range of non-car modes of transport. A reasonable proportion of customers would choose to travel on foot from nearby residential areas.

The site forms part of a larger allocation for residential development within the pre submission Site Allocations and Development Plan Policies DPD. Although this document has been subject to consultation and is within the latter stages of this, it has not yet been subject of examination by the Planning Inspector. Accordingly, the amount of weight this document can be attributed within the determination of this application is limited. Notwithstanding this, the application site only forms a small part of the land allocated and given its irregular shape, relatively small area and its close proximity to existing industrial premises, there would be concerns raised in relation to its redevelopment for housing.

Outline planning permission has previously been granted for the redevelopment of the application site and land to its south and east (Sketchley Brook) for a mixed use scheme incorporating residential and commercial development, along with the provision of a local centre.. This development has been delivered in phases via the submission of various reserved matters applications. The application site was identified within this scheme as providing a local centre. The principle of a development including a food/drinking establishment with retail above is therefore considered acceptable.

Summary

The proposal is located on a vacant previously developed site. It is off a main arterial route which connects the site with significant residential and employment areas. The site is in a highly accessible location which would reduce the need to travel by private car consistent with the principles of sustainable development and the objectives of the NPPF. The site would also be well served by pedestrian and cycle routes and public transport.

The site is within close proximity of retail development to the northeast and is on land that received outline planning permission to be developed for a Local Centre to serve the Sketchley Brook mixed use development. The development would further contribute to the mixed use nature of the Sketchley Brook Development.

The proposal would meet a need for new leisure facilities in the area and in particular, food and drink uses and would serve both the daytime and evening economy of the area.

Furthermore it has been demonstrated that there are no sequentially preferable sites within the Hinckley Town Centre or within an edge of centre location that would meet the needs of the operator, whilst also being available, suitable and viable.

Taking into account the information set out above, on balance, the proposal is considered to comprise of sustainable development as outlined within the NPPF and there are considered to be no material considerations which would outweigh the benefits brought about by the scheme. Therefore it is considered that the redevelopment of the application site for a family restaurant/ public house is acceptable in principle.

Design and Character

The development would occupy a prominent position on Rugby Road, at the gateway to both Hinckley and Burbage. The layout seeks to capitalise on the site's prominent position. The footprint of the building would be sited within the south eastern tip of the site, with its parking and servicing areas to the rear. All elevations of the building would be visible from surrounding public land and would provide interest to the streetscene. The elevations have staggered frontages, incorporating projecting gables and a range of architectural features. While the design is not bespoke to the site, it is considered acceptable and would enhance the overall character of the area.

The building would be constructed of Sandtoff Cassius Tuscan and Antique roof tiles and Ibstock Amelia Red Multi which would be appropriate for the design of the building.

During the course of the application a revised landscaping and boundary treatment scheme has been received. The main changes include; hedgerow to the perimeter of the site, a trellis to the smoking area and a brick wall with hedgerow to the inside to enclose the beer garden and play area. Originally, close boarded fencing was proposed to enclose the site. Due to the bland appearance of this, along with the ongoing maintenance issues, this was not considered an acceptable choice for this key site. The amended details are considered to enhance the appearance of the development, through adding texture and variation, would result in further soft landscaping which would be more in keeping with the wider 'Sketchley' development and would ensuring legibility between public and private areas and enhance security.

Residential Amenity

Policy BE1 (i) seeks to ensure that developments do not have a detrimental impact on the residential amenity of surrounding dwellings.

The closest residential dwellings to the site would be the recently approved properties to both the south and west, some under construction, some completed. Given the considerable distance of the site from these, there are not considered to be any arising adverse impacts in terms of amenity. In view of the distance of residential properties from the site, it is not considered to be reasonable or necessary to impose a condition restricting the hours of use.

Highways

The application is accompanied by a Transport Statement which seeks to demonstrate that there would be no severe impact upon highway safety caused by the proposal. Furthermore, a safe access has been illustrated by the SWEPT path analysis and there is adequate provision of parking and cycle storage provision. The site is in a sustainable location accessible by a variety of modes of transport. There are bus stops within close proximity of the site on Rugby Road and it is within walking distance of the train station local businesses and residential areas. Rugby Road directly to the east of the site also provides direct and convenient access to the A5 and junction 1 of the M69.

Leicestershire County Council (Highways) have commented on the scheme and have raised no objection subject to 5 conditions. These relate to parking provision, surfacing, drainage, cycle parking and a construction site management plan. Of these conditions, 4 would be imposed; the condition requiring the submission of a construction site management plan (CEMP) in this case is considered onerous given the scale of the development. This said, an additional condition requiring wheel wash facilities to be agreed forms part of the recommendation.

Concerns have been raised in relation to private vehicle parking along Brookfield Road. There is currently no parking restrictions on this section of the highway and there is therefore the possibility for vehicles parking on the street adjacent to the site's entrance. Leicestershire County Council has not raised any objections to the scheme and any problems relating to parked vehicles obstructing the site access would be addressed by the highway authority.

Ground Conditions

Having regard to the previous use of the site there is the potential for contamination. The application is supported by a Phase I desk based Ground Investigation Report and a Phase II Site Investigation. The reports have been considered by Environmental Health (Pollution) who have raised no objection. Based on the investigations undertaken it is not considered that the ground conditions of the site would represent an insurmountable obstacle to the development of the site for a restaurant / public house. A condition is recommended that would require further investigation to be undertaken should any contamination be found during construction.

Flood risk and Drainage

The application site lies within Flood Risk Zone 3 and is therefore considered to have a 1:100 year or greater annual probability of river flooding. The planning application is accompanied by a Flood Risk Assessment, which considers the risk of the site from river flooding as well as other sources in accordance with the NPPF.

Initially the Environment Agency raised concerns in respect of flooding from surface water and both Severn Trent Water and the Councils Drainage Officer requested the submission of surface water drainage details.

In response to these concerns, more comprehensive flood risk details and surface water drainage plans were provided by the applicant. These illustrate that the development would be connected to the existing drainage infrastructure, approved by the Environment Agency for the wider Sketchley Brook development. With regard to the drainage of foul water, it is proposed that this would drain into the existing foul sewer in Brookfield Road. To ensure the drainage details are completed as proposed, the plans containing the details will be conditioned.

Having regard to the information set out above, together with that contained in the Flood Risk Assessment, it is considered that the development would comply with relevant guidance contained in the NPPF, together with Policy NE13 of the Local Plan and is therefore acceptable from a flooding perspective.

Other Issues

Renewable Energy

The application is supported by a Renewable Energy Statement. This demonstrates that the development would deliver a minimum of 10% of its predicted energy needs from decentralised and renewable or low carbon energy. This would be achieved by the use of the Eureka heating unit which utilises waste heat from the air source heat pumps serving the beer store coolers. This would generate hot water to serve the public house. Technical calculations demonstrating this are included within the Renewable Energy Statement

Socio-economic Benefits

The provision of the family restaurant / public house on the site would result in the creation of approximately 60 new jobs: 20 full-time and 40 part-time. This excludes jobs that would be created during the construction phase.

Noise

The Noise Impact Assessment submitted with the application predicts that noise from the site will not cause concern to occupiers of nearby houses. Environmental Health (Pollution) has reviewed the information provided and has requested that further information be submitted. Accordingly, a condition has been recommended requiring that a scheme for noise from plant and equipment be submitted and approved by the Local Planning Authority. Given the distance of the site from surrounding residential properties, there are not considered to be any material impacts in relation to noise and disturbance from customers using that facility.

Street Scene Services (Waste) have recommended a condition requiring details of a waste storage and disposal scheme to be submitted. As details of waste disposal have been provided with the scheme, a condition to this effect is not considered necessary.

Issues raised within the letters of neighbour representation:-

Concern has been raised that the application has been poorly advertised and neighbours have not been adequately consulted. In response to this, neighbours adjoining the site have been directly consulted and a site notice has been displayed. Further, the application has been publicised on the 'Weekly List' of planning applications and is available to view on the Hinckley and Bosworth Borough Council website. This publicity is in accordance with both statutory requirements and the council's Statement of Community Involvement.

Residents have raised concern about potential litter could be created by the development. A waste disposal and recycling strategy has been submitted with the application, which sets out how waste would be dealt with. There is no reason to suggest that the business would generate litter to any greater extent than any other business.

Conclusion

The proposal is considered to comprise of sustainable development in accordance with local and national planning policy guidance. The proposal would bring back into viable use a parcel of brownfield land and would provide an attractive form of development on the entrance to Hinckley. The scheme is considered acceptable in terms of design, siting, and appearance, would not result in any adverse impacts in terms of residential amenity, highway safety, contamination or flood risk. The development is therefore considered acceptable subject to conditions.

RECOMMENDATION:- Grant subject to conditions.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below according to their degree of consistency with the National Planning Policy Framework, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. The proposal is considered to comprise of sustainable development in accordance with the intentions of the NPPF. The proposal would bring back into viable use a parcel of brownfield land and would provide a

landmark building on the entrance to Hinckley. The scheme is considered acceptable in terms of design, siting, and appearance, would not result in any adverse impacts in terms of residential amenity, highway safety, contamination or flood risk. The application is therefore recommended for approval subject to conditions.

Hinckley and Bosworth Local Plan (2001):- Policies BE1, EMP1, T5, T9, NE2 and NE12.

Local Plan 2006-2026: Core Strategy (2009):- Policies 4, 5 and 20.

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development (and materials) hereby permitted shall not be carried out otherwise than in complete accordance with submitted application details, as follows:- Drg Nos. 1582 01B, 1582 05C, 1582 06A, 1582 06A, 1582 07, 1582 08, 1582 08, 1582 09, 1582 10, 1582 11, 1582 13, received by the Local Planning Authority on 18 November 2014 and Drg No 1582 03E received by the Local Planning Authority on 23 December 2014.
- 3 The drainage details shall be implemented in accordance with details on plan Ref: BGK67 - 10 P4. The approved details shall be maintained as approved at all times thereafter.
- 4 The landscaping scheme as shown on Drawing No. 1582 04D Proposed Site Plan shall be carried out within the first planting season following the first use of the building hereby approved. The 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.
- 5 Prior to the first use of the building hereby approved, the boundary treatment shall be completed in accordance with the details on Drawing No. 1582 03E and be maintained as approved at all times thereafter.
- 6 If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.
- 7 Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before the permitted development first comes into use.
- 8 Prior to construction of the floor slab, details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of

equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

- 9 Prior to construction of the floor slab, a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.
- 10 Off-street car parking and turning facilities shall be provided within the application site in accordance with the details shown on the submitted plan. The parking and turning areas shall be surfaced and marked out prior to the development being brought into use , and shall thereafter be so maintained.
- 11 Before first occupation of the development, the access drive and any turning space shall be surfaced with porous hard bound material (not loose aggregate) and shall so be maintained at all times.
- 12 Before the development hereby permitted is first used, secure, lit and sheltered cycle parking shall be provided, the details of which shall first be submitted to, and approved in writing by the Local Planning Authority.
- 13 No development shall take place until details of measures to be taken to prevent the deposit of materials, i.e. mud from vehicles leaving the site during construction works being deposited on the public highway, have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be retained and fully implemented for the duration of the construction period.

Reasons:-

- 1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to ensure that the development has a satisfactory external appearance to accord with criteria a Policy BE1(a) of the adopted Hinckley and Bosworth Local Plan.
- 3 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 risk of pollution to accord with Policies NE2 (criterion a) and NE14 of the adopted Hinckley and Bosworth Local Plan.
- 4 To ensure that the landscaping scheme is carried out within a reasonable period and thereafter maintained to accord with Policy BE1 criteria e of the adopted Hinckley and Bosworth Local Plan.
- 5 To ensure that the development has a satisfactory external appearance to accord with criteria a Policy BE1 (a) of the adopted Hinckley and Bosworth Local Plan.
- 6 To ensure that there is no future risk of land contamination in accordance with Policy NE2 of the adopted Hinckley and Bosworth Local Plan.

- 7 To ensure that the premises does not become a source of noise and disturbance in accordance with Policy BE1 (l) of the adopted Hinckley and Bosworth Local Plan.
- 8 To protect the appearance of the area, the environment and local residents from nuisance from artificial light in accordance with Policy BE1 (a and i)
- 9 To ensure the development does not have an adverse impact on the amenities of surrounding properties in terms of odour and noise to accord with Policy BE1 of 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 and to enable vehicles to enter and leave the suite in a forward direction in the interests of highway safety in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.
- 11 To reduce the possibility of deleterious material being deposited in the highway in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.
- 12 In the interests of promoting more sustainable modes of transport in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.
- 13 To reduce the possibility of deleterious material being deposited in the highway in accordance with Policy T5 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 6 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 web site www.planningportal.gov.uk.
- 4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Eleanor Overton Ext 5680