



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION  
TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**

Cosby Parish Council  
Cosby Village Hall  
Park Road  
Cosby  
Leicestershire  
LE9 1RN

**Name and Address of Agent**

ADM Surveyors  
Suite 1 Rosehill  
165 Lutterworth Road  
Blaby  
LE8 4DX

**Part -1 Particulars of Application**

Date of Application 14 September 2020 Application No. **20/1011/FUL**

**Particulars and Location of Development**

Single storey extension and erection of ramp.

Cosby Village Hall Park Road Cosby Leicestershire

**Part -2 Particulars of Decision**


In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** planning permission for the carrying out of the development referred to in PART -1 hereto in accordance with the application and plans submitted, subject to the following conditions;

Conditions attached to the planning permission and reasons for those conditions are :-

**CONDITIONS**

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

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Proper Officer of the Council



- 2 The development hereby approved shall be built in strict accordance with the following approved plans;
  - 3505.PL01 Site Location Plan
  - 3505.PL02 Existing and Proposed Site Plan
  - 3505.PL05 Proposed Plan
  - 3505.PL06 Proposed Elevations
- 3 The development hereby permitted shall be constructed using the materials specified on the 'Planning Application' forms, which are attached to and form part of this planning permission, unless alternative materials are agreed in writing by the District Planning Authority.
- 4 The development hereby approved shall be constructed in accordance with the flood mitigation methods listed under section 5.0 on page 3 of the Flood Risk Assessment written by ADM Surveyors in August 2020 and shall thereafter be maintained in perpetuity.


#### **REASONS**

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
- 2 For the avoidance of doubt.
- 3 To ensure that the external materials are not detrimental to the building or character and appearance of the area
- 4 To reduce vulnerability and provide resilience to flooding.

#### **NOTES TO APPLICANT**

1. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.
2. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.

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3. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.

**SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES**

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

Cosby Parish Council

Date: 17 November 2020  
My Ref: Development Monitoring  
Contact: Planning Enforcement Team  
Tel No: 0116 272 7521  
Email: [planning.enforcement@blaby.gov.uk](mailto:planning.enforcement@blaby.gov.uk)

Dear Sir/Madam

### **Development Monitoring**

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team