

**Full Application****Grant Conditionally**

Stephen George & Partners  
 170 London Road  
 Leicester  
 LE2 1ND  
 Email: [REDACTED]



**Charnwood**

Charnwood Borough Council  
 Development Management, Southfield Road,  
 Loughborough, Leicestershire, LE11 2TN

**Details of Application**

**APPLICATION NO:** P/11/2174/2  
**PROPOSAL:** Erection of extension (Class B2) to Qualvis Packaging Ltd with associated parking.  
**LOCATION:** Plot 5 Melton Road Industrial Estate, Thurmaston, Leicestershire, LE4 8BE  
**APPLICANT:** Charles Street Buildings Group

**Details of Decision** Please Read All the Information in this Decision Notice.

Charnwood Borough Council has considered this application under the Town and Country Planning Act, 1990, and grants permission for the development described in the submitted documents and on any accompanying plans and drawings.

This permission is granted subject to the following Conditions and Reasons:-

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.  
**REASON:** To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.  
**REASON:** To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.
3. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times unless otherwise agreed in writing by the Local Planning Authority.  
**REASON:** To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site.
4. For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.  
**REASON:** To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.
5. Before the development hereby permitted is first used, off-street car parking/lorry parking provision shall be provided in accordance with the details on amended layout drawing ref 91 Rev C. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.  
**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.
6. No part of the development as approved shall be occupied until details of a Green Commuter Plan containing a travel to work, car use and car parking management strategy for the (site) as a whole has been submitted to and agreed in writing by the Local Planning Authority.  
**REASON:** To ensure that adequate steps are taken to provide a transport choice/a choice in mode of travel to and from the site
7. Any externally mounted plant to be installed in any part of the site, shall comply in all respects with

details (which shall include noise attenuation measures) submitted to and approved in writing by the Local Planning Authority. Any variation shall only take place, thereafter, in accordance with any amendments approved in writing by the Local Planning Authority.

REASON: In the interests of safeguarding the amenity of neighbours and of the wider visual amenity.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To ensure the protection of controlled waters.

9. The development shall be carried out only in accordance with the details and specifications included in the submitted application, as amended by the revised layout drawing No's 91 Rev C indicating revised access arrangements and the boundary fence set 1 metre into the site to allow for hedge planting fronting the Melton Road, dated 01/12/2011.

REASON: To make sure that the scheme takes the form agreed by the authority and thus results in a satisfactory form of development.

10. The landscaping scheme shall be fully completed, in accordance with the details agreed under plan ref W1528 1001 Revision B, of the above condition, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

11. The building hereby permitted shall not be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, has been submitted to and agreed in writing by the local planning authority. The agreed landscape management plan shall then be fully implemented.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

12. Prior to occupation of the factory hereby permitted a scheme shall be submitted to the Local Planning Authority for the provision of bat and bird boxes. The scheme shall be approved in writing by the Local Planning Authority and the approved scheme shall be implemented in accordance with the approved details.

REASON: In the interest of bio-diversity.

13. No floodlighting shall be erected between the proposed extension and the Melton Road or on the car parking areas hereby approved without the prior approval of the local planning authority.

REASON: In the interests of safeguarding the amenity of nearby residents.

The requirements of these conditions must be complied with.

Note:-

A fee is payable where a written request is made for written confirmation that one or more conditions imposed on the same planning permission have been complied with. Please visit our website for more information.

<http://www.charnwood.gov.uk/pages/planapps>

The following notes should be taken into account when carrying out the development

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT Policies ST/2, ST/3, EV/1, EV/20, EV/39, E/7, TR/1 and TR/6 and TR/18 of the Borough of Charnwood Local Plan (saved by the Secretary of State in 2007) and PPS1, PPS4, PPS9, PPG13 have been taken into account in the determination of this application. The proposed development complies with the requirements of these saved Local Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document s

'Leading in Design' and, therefore, no harm would arise such as to warrant refusal of planning permission.

3. The applicant may submit Construction Method Statement to include measures to control the emission of dust and noise from the site. There should be no burning of waste on site. There should be no audible construction noise beyond the site boundary before 7.30am or after 5.00pm Monday to Friday or before 8.00am or after 12 noon Saturday, with no working on Sundays and bank holidays.

---



Richard Bennett

Head of Planning and Regeneration 13 January 2012

---

**NOTES:**     P/11/2174/2

This notice grants planning permission only; it does not allow the demolition or work to a listed building, for which a separate consent is needed. If you are carrying out building work, you should check whether you need approval under the Building Regulations. Tel: 01509 634924 / 634757 or Email:

[building.control@charnwood.gov.uk](mailto:building.control@charnwood.gov.uk)

If you are carrying out works on highway land, you should check whether you need the approval of Leicestershire County Council. Tel: 0116 232 3232 or Email: [information@leics.gov.uk](mailto:information@leics.gov.uk) You are also advised to check whether any restrictive covenants apply to the application site.

Appeals to the Secretary of State for Communities and Local Government (DCLG)

You can appeal to the DCLG against our decision to include conditions on this planning permission.

You must appeal within six months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN Tel: 0117 372 6372, Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk) Web-Site: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

. The (DCLG) can allow a longer period for making an appeal, but will not normally do so unless there are special circumstances to justify any delay.

A useful resource is the Planning Portal with guidance, information and relevant links to assist in the appeals process: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

The (DCLG) need not consider an appeal if it seems to him that we could not have granted planning permission for the proposed development without the conditions we have imposed, having regard to planning law, to the provisions of any development order and to any directions given under a development order.

In practice, the (DCLG) does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the (DCLG).

**Purchase Notices**

If either we or the Secretary of State grants permission conditionally, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Access and provision for disabled persons.**

If your proposal involves shops, offices, factories, educational buildings & buildings to which the public are to be admitted, you should check the requirements of the Chronically Sick & Disabled Persons Act 1970 (Sections 4,7,8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons within the building. You should also check the Code of Practice B.S. 5810 : 1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2, Park Street, London, W1A 2BS and (in so far as educational buildings are concerned), to Design Note 18" Access for the Disabled to Education Buildings".

**Access for fire brigade.**

Where you make an application for approval under the Building Regulations for the erection or extension of a building, the Council will have to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade; and
- (b) that the proposed works will not make inadequate any existing means of access for the Fire Brigade to a neighbouring building.