

DEVELOPMENT CONTROL AND REGULATORY BOARD

12TH FEBRUARY 2004

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

**APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS**

**LEICESTERSHIRE COUNTY COUNCIL – ERECTION OF BUILDING TO
ACCOMMODATE BUTTERY AND TEACHING AREA, BOSWORTH BATTLEFIELD
VISITOR CENTRE, SUTTON CHENEY (HINCKLEY AND BOSWORTH
BOROUGH)**

REQUEST TO APPROVE REVISED PLAN

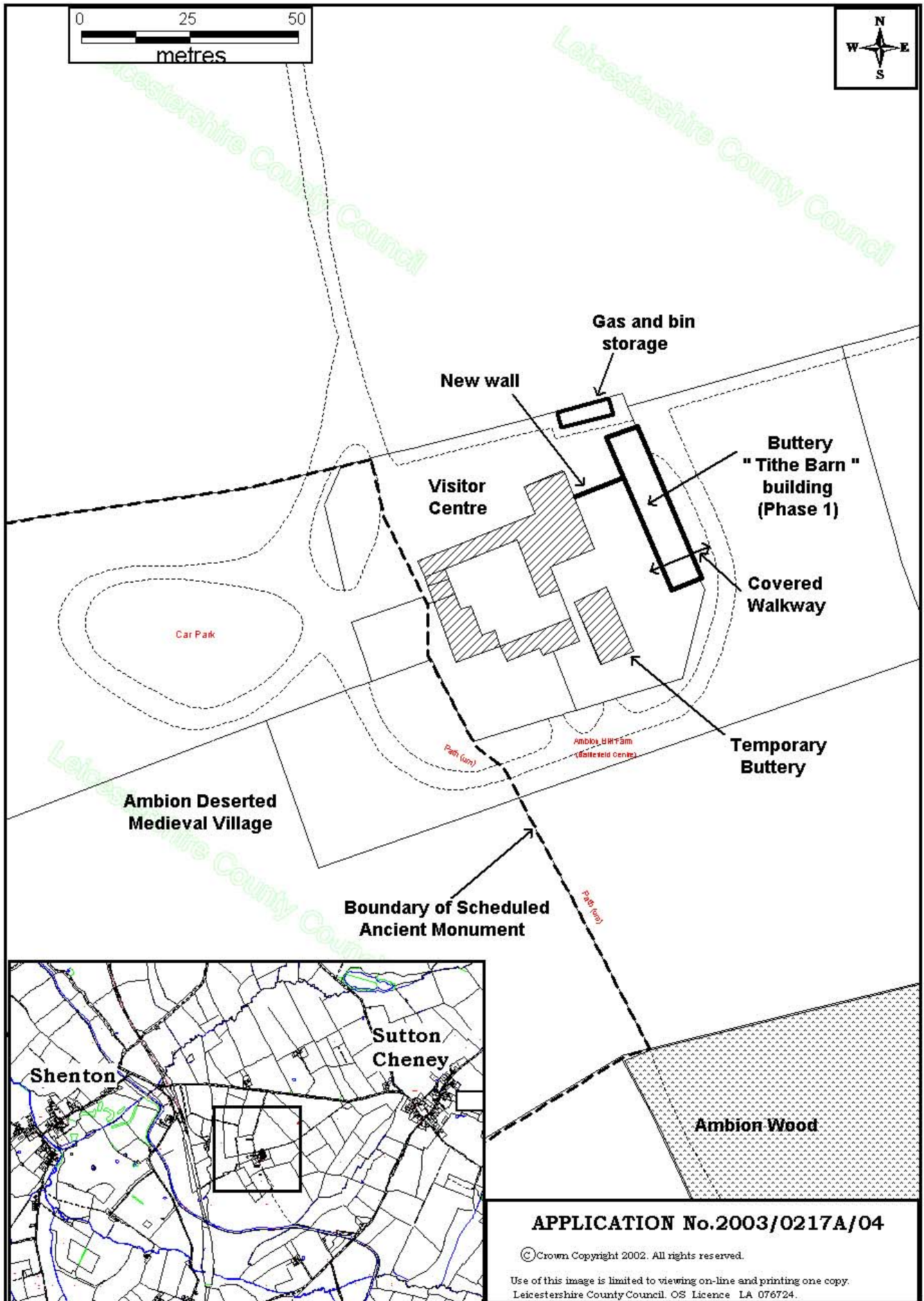
2003/0217/04 – 28th February 2003

Background

1. Members will recall that this application was considered at the meeting of the Regulatory Board held on 18th September 2003 when it was resolved to approve the proposal subject to conditions (see Appendix B attached to this report). It has now proved necessary to amend the proposed design of the approved building.

Description of Proposal

2. The original scheme proposed that the internal area of the buttery (The Barn) would be lined with the timbers from a medieval barn. Further research on the timbers of the barn suggested that there would be insufficient to fully line the size of building originally proposed. It has therefore been decided that it would be more appropriate to construct a building shorter in length so that the surviving timbers would still form the centre piece of the buttery.
3. It was originally proposed that the buttery would be joined to the existing visitor centre building by a link building which would be used to accommodate a room for use by school parties, for wet weather activities, as a display area, to eat sandwiches and to accommodate living history displays for both school and public visits. It could also host touring exhibitions appropriate for the period and be hired out as a facility for occasional corporate events. It has been decided that this should be omitted from the scheme at the current time until sufficient funding is available. A further application will be submitted in due course for the link building when additional funding is available. A new low level wall would link the buildings in the meantime.



APPLICATION No.2003/0217A/04

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2003/0217/04 – continued

4. Consequently, the new building would no longer be “L” shaped but would be rectangular and measure 37.6m x 9.2m (previously 45.5m x 8.5m). The covered walkway through the Barn to allow access to other parts of the site would be retained. The building would vary in height to the ridgeline between 7.5m and 9m to take account of the slope of the ground levels. It would be constructed in brickwork and timber cladding with a pitched roof. It is intended that the temporary buttery building will be removed when the permanent Buttery is available for use.
5. The building would be clad in timber down to a dark red brick skirt on the eastern elevation with the opposite elevation, which faces into the courtyard, having in part a glazed elevation and in part timber cladding. This would mean that from a distance there would be views of a vernacular, traditional building on the north and east side of the visitor centre. Views of the timber framework of the tithe barn would be visible through the glazed elevation. It is likely that the roof covering will be tiles reflecting their use in the area generally and their appropriateness for a 14th century building.
6. The site of the application is in close proximity to the Scheduled Ancient Monument (SAM) of the Ambion deserted medieval village. The Bosworth Battlefield is included in the register of Historic Battlefields prepared by English Heritage. The site is also in proximity to Ambion Wood which is of District level ecological significance. The site is also located within an Area of Particularly Attractive Countryside (APAC). An existing hedgerow and small pond will need to be removed to accommodate the new building. A new compound would be provided for the propane gas and bin storage area.

Planning Policy and Guidance

7. The planning policy and guidance relevant to this proposal is set out in the attached Appendix B.

Consultations on the revised proposal

Market Bosworth Parish Council

8. Response not received at the time this report was published.

Sutton Cheney Parish Council

9. Response not received at the time this report was published.

Hinckley and Bosworth Borough Council - Planning

10. The Borough Council has concerns at the proposed amendment. The loss of the link between the existing building and the proposed building would result in a detached structure in the open countryside and therefore, the Borough Council would generally discourage this form of development. In addition, the resulting detached building would not relate as well to the existing complex as the previous scheme and erode the enclosed courtyard feel that was partially being created.

2003/0217/04 – continued

11. It is understood that this amendment is solely to address current funding arrangements and that it is the intention of the County Council to build the link between the existing and proposed building under a revised planning application next financial year, and of course this would overcome some of the above concerns.

Heritage Services - Ecology

12. No further comment provided that protected species are not adversely affected by the proposals and any planting on site is of native species, common to the area and of local stock.

Heritage Services - Archaeology Unit

13. Information has been received which suggests that there are archaeological remains within the area proposed for development. Consequently, it is recommended that a condition be imposed on the grant of any planning permission which requires further investigation to take place before development commences.

English Heritage

14. Response not received at the time this report was published.

Publicity

15. The proposal has been advertised by site notices since 6th January 2004. No representations have been received within the prescribed timescale.

Assessment of Proposal

16. The proposal needs to be assessed against guidance and the relevant policies of the Development Plan. These are set out in the report attached as an Appendix B and were taken into account in the determination of the original proposal and should be referred to in respect of the amended proposal.
17. The proposal in general terms is only different in respect of the size of the building proposed and as a result of the omission of the link building. In terms of appearance and location the proposal is generally the same as previously proposed and consequently the effect of the proposal on the open countryside in an Area of Particularly Attractive Countryside (APAC) is no different. The concerns of the Borough Council Planning Officer relate to the omission of the link building. There is concern that this would result in a detached structure in the open countryside which the Borough Council would generally discourage. It is understood that this concern relates to the potential for a detached structure to be split away from the nearby buildings and operated as an independent operation in a separate curtilage. In addition, the Council is concerned that the resulting detached building would not relate as well to the existing complex as the previous scheme and erode the enclosed courtyard feel that was partially being created. It should be noted that the County Council does not intend that

2003/0217/04 – continued

the Buttery should be operated independently from the visitor centre and in any event it is proposed to provide the link building in due course and therefore these concerns should be overcome.

18. The site is also included in the Historic Battlefields register, is in close proximity to a Scheduled Ancient Monument and Ambion Wood which is of District level ecological significance. The effect of the original proposal on these matters has also been considered and the revised proposal would be no different.
19. There are no residential properties unconnected to the Battlefield Centre in close proximity to the site and consequently there would be no detriment to residential amenity as a result of activities carried out therein. The permanent building would allow the temporary Buttery building to be removed from the site. The design of the amended building would still enable the reuse of an old tithe barn. The merits of introducing the new building to the site and the incorporation of the old tithe barn have been considered in the previous report.
20. Matters relating to ecology and archaeology have also been considered in the previous report and the amended scheme would have no different effect. As a result of ecological survey work that has been carried out in the interim period since the original planning permission was granted English Nature has confirmed that there would be no adverse effect on protected species and does not wish to comment on the proposal.
21. The effect of the proposal on the generation of traffic has been considered in the previous report and it has been concluded that it would be unlikely to generate traffic which would exceed the highway network capacity or impair road safety. There is ample parking provision within the site.
22. On balance it is considered that the impact of the proposal on the character and setting of the Scheduled Ancient Monument, the Area of Particularly Attractive Countryside and Ambion Wood (district level site of ecological importance) is not overwhelming and can be made acceptable by the imposition of conditions on the appearance of the development. It would not have any significant impact on any private residential properties or give rise to any material increase in traffic in the locality. Consequently, the application is acceptable in planning terms and is recommended for approval accordingly.

Recommendation

- A. That the Director of Resources (Head of Property) be advised that the revised plan no. 2003/0217A/04 is approved subject to the additional conditions set out in Appendix A and that the permission has been amended accordingly.
- B. To endorse, as required by the Town & Country Planning (General Development Procedure) Order 1995 (as amended) a summary of the:

2003/0217/04 – continued

- (i) Policies and proposals in the development plan which are relevant to the decision, as follows:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, together with the relevant Development Plan policies.

Policies and Proposals in the Development Plan Relevant to the Decision

These are as set out in the report attached as an Appendix B to this report

Circulation Under Sensitive Issues Procedures

Mr. I. D. Ould, CC

Officer to Contact

Miss. A. J. Baker (Tel. 0116 265 7054)
E-Mail: planningcontrol@leics.gov.uk

2003/0217/04 – continued

Conditions

1. Before development commences details shall be submitted to and approved in writing by the Director of Community Services with regard to the design of the vent window and the door to be provided in the north elevation of the building.
2. Before development commences details shall be submitted to and approved in writing by the Director of Community Services with regard to the fence proposed around the propane gas and bin store.

Reasons

- 1.&2.To ensure a satisfactory form of development.

DEVELOPMENT CONTROL AND REGULATORY BOARD**18TH SEPTEMBER 2003****REPORT OF THE DIRECTOR OF COMMUNITY SERVICES****APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS****LEICESTERSHIRE COUNTY COUNCIL – ERECTION OF BUILDING TO
ACCOMMODATE BUTTERY AND TEACHING AREA, BOSWORTH BATTLEFIELD
VISITOR CENTRE, SUTTON CHENEY (HINCKLEY AND BOSWORTH
BOROUGH)****2003/0217/04 – 28th February 2003****Background**

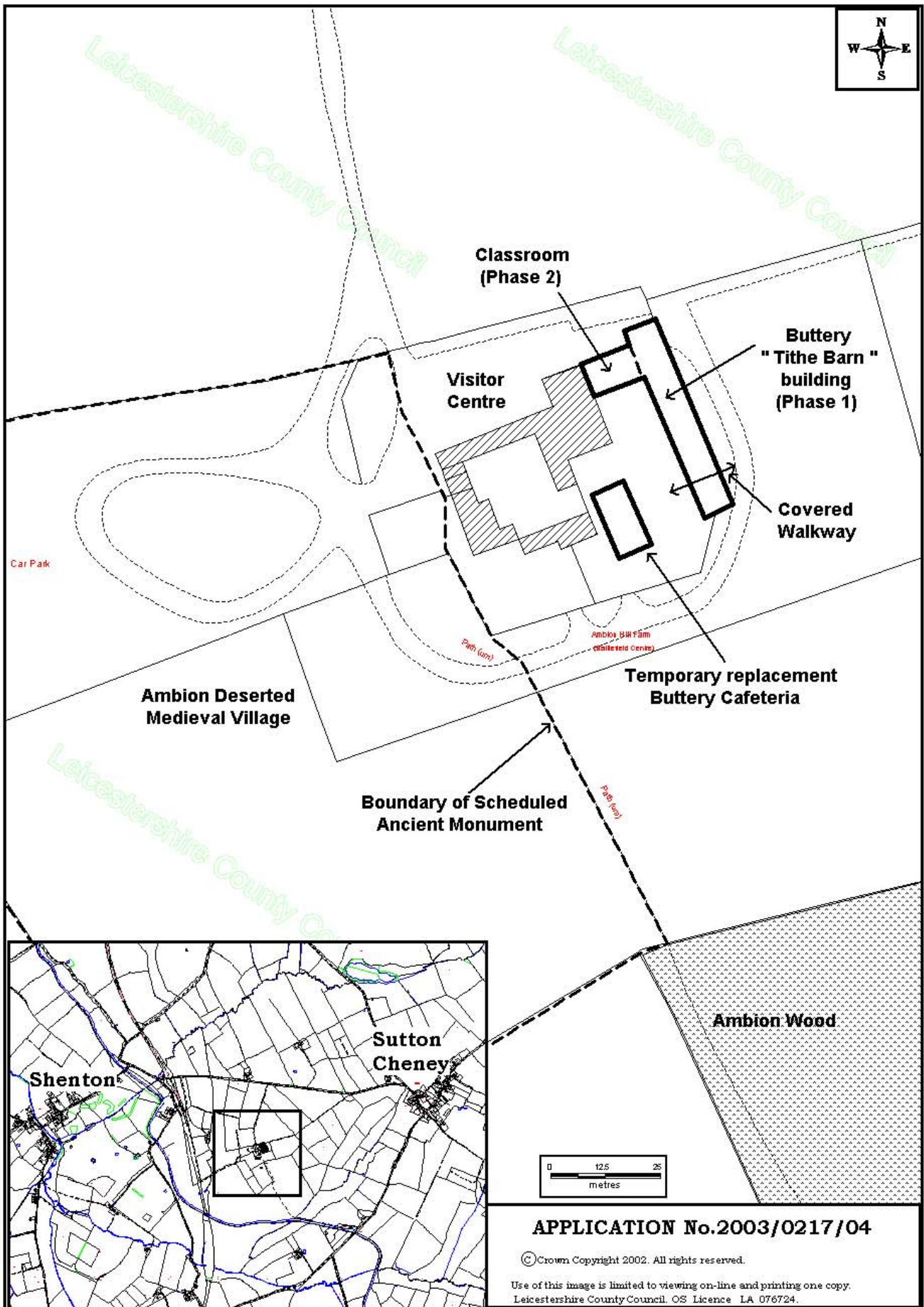
1. Bosworth Battlefield is an important visitor attraction in Leicestershire and is nationally significant in being one of the major Battle Sites in English history. Currently around 25,000 visitors visit the exhibition annually. In addition an estimated 180,000 visits are made to the Country Park annually to walk in the countryside and use the ancillary facilities at the Visitor Centre such as the Buttery cafeteria.
2. The Visitor Centre and Battle Trail at Bosworth Battlefield, near Sutton Cheney, were opened in 1974. The Centre was expanded and other improvements made for the Quincentenary in 1985. Since that time minor improvements have been made to the Exhibition, but there has been no major investment. The Battlefield Centre needs the following improvements if it is to fulfil the County Council's Medium Term Corporate Strategy aim to "safeguard and develop our Country Parks and establish Bosworth Battlefield as a foremost visitor attraction"

Phase I

- a replacement Buttery which will internally feature the frame of a 14th century aisled barn from Sandiacre in Derbyshire which has been donated by Derbyshire County Council and the Derbyshire Archaeological Society.

Phase II

- a reworking of the current exhibition;
- a classroom facility for school children;



2003/0217/04 – continued

- improved visitor facilities e.g. toilets, car parking and
 - an improved interpretation of the Battlefield landscape.
3. A planning application has been received for the permanent Buttery which forms the first phase of the redevelopment proposals and for a classroom facility which forms part of the second phase for Bosworth Battlefield. Other elements will be reported to the Board in due course. Members will recall that an application for a temporary building to accommodate the Buttery was approved at the meeting of the Board held in May 2003. It is intended that the building will be removed when the permanent Buttery programmed for phase 1 of the battlefield redevelopment is available for use.

Description of Proposal

4. It is proposed to construct a new building which would adjoin the existing visitor centre. This would accommodate the permanent Buttery (the Barn), a teaching area and a further activity area. The building would be 'L' shaped and measure approximately 45.5m x 8.5m with a teaching area of 8m x 12.3m which would form the short arm of the 'L'. There would be a covered walkway through the Barn to allow access to other parts of the site. The building would vary in height to the ridgeline between 7.5m and 9m to take account of the slope of the ground levels. It would be constructed in brickwork and timber cladding with a pitched roof. It is intended that the temporary Buttery building will be removed when the permanent Buttery is available for use.
5. The replacement Buttery will internally feature the frame timbers of a 14th century seven bay aisled barn from Sandiacre in Derbyshire which has been donated by Derbyshire County Council and the Derbyshire Archaeological Society. This building was taken down in 1975 to save it from the encroaching quarrying operations and then stored at Elvaston Castle. There is no proper record of the original building and the labels on the timbers have all but disappeared. Initial findings suggest that only five bays are salvageable. It has never been a listed building.
6. It is proposed that the bays will be suspended within the steel framed structure of the Buttery building as the ancient timbers will not carry a modern load. The five bays would act as an adornment of the public buttery area of the new building and be fixed in such a fashion that they appear to be part of the fabric.
7. Externally the building will replicate a seven bay aisled barn. The building would be clad in timber down to a dark red brick skirt on the eastern elevation with the opposite elevation, which faces into the courtyard, having a glazed elevation instead of timber cladding. This would mean that from a distance there would be views of a vernacular, traditional building on the north and east side of the visitor centre. Views of the timber framework of the tithe barn would be visible through the glazed elevation. It is likely that the roof covering will be pantiles reflecting their use in the area generally and their appropriateness for a 14th century building.

2003/0217/04 – continued

8. Whilst the Sandiacre Barn frame is structurally unsuitable for re-erection without extensive timber replacement, this scheme affords an opportunity to display the characteristic shape and design of the frames in an appropriate setting which has links to the appropriate period in history. Both Derbyshire County Council and the Derbyshire Archaeological Society support the project and the Society has proposed to offer substantial partnership funding. If the balance of the funding for the whole project is not achievable then the barn would be returned to Derbyshire.
9. The teaching area would provide 98m² of space and be used by school parties, for wet weather activities, as a display area, to eat sandwiches and to accommodate living history displays for both school and public visits. It could also host touring exhibitions appropriate for the period and be hired out as a facility for occasional corporate events.
10. The site of the application is in close proximity to the Scheduled Ancient Monument (SAM) of the Ambion deserted medieval village. The Bosworth Battlefield is included in the register of Historic Battlefields prepared by English Heritage. The site is also in proximity to Ambion Wood which is of District level ecological significance. The site is also located within an Area of Particularly Attractive Countryside (APAC). An existing hedgerow and small pond will need to be removed to accommodate the new building.

Planning Policy and Guidance

PPG15 – Planning and the Historic Environment

11. The formal entry of the battlefield on the Historic Battlefields register confers 'material planning consideration' status on the battlefield site. The likely effect of any proposed development on the site will form a material consideration to be taken into account in determining planning applications.

PPG16 – Archaeology and Planning

12. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled. The case for the preservation of archaeological remains must be assessed on the individual merits of each case, taking into account the archaeological policies in detailed development plans, together with all other relevant policies and material considerations, including the intrinsic importance of the remains and weighing these against the need for the proposed development. Appropriate conditions may need to be considered.
13. Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such

2003/0217/04 – continued

excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants. This can be achieved through agreements reached between the developer, the archaeologist and the planning authority. Such agreements should also provide for the subsequent publication of the results of the excavation.

14. The Development Plan in this instance is made up of the Leicestershire Structure Plan and the adopted Hinckley and Bosworth Local Plan (Feb 2001).
15. Strategy Policy 4 suggests that development in the countryside and within Areas of Particularly Attractive Countryside (APAC) will not be appropriate if it has a significant adverse effect on the character and appearance of the landscape. Only small scale built development for employment and leisure uses normally will be allowed, so long as it has no adverse effect on the appearance and character of the landscape.
16. Environment Policy 2 of the approved Leicestershire Structure Plan states that measures will be taken to identify, protect, preserve and enhance areas, sites and buildings of historic, architectural or archaeological importance. Planning applications for development adjacent to archaeological or other historical sites and buildings will be considered against the need to ensure their preservation. Planning permission will not normally be granted for development which would affect a scheduled ancient monument or its setting or amenity value. In areas of archaeological potential planning permission will not normally be granted without proper evaluation of the archaeological implications of the proposed development.
17. Environment Policy 7 provides for the protection and conservation of ecological features, including the need for appropriate conditions to minimise disturbance and provide new habitats. It states that development will not be permitted which could adversely affect sites of county and district level interest, unless there is an overriding national or local need.
18. Other policies in the Environment Chapter relate to the protection of watercourses as wildlife and amenity area (Environment Policy 9); and the provision of comprehensive landscaping for new development (Environment Policy 11).
19. The site of the proposal is located in an area designated as an Area of Particularly Attractive Countryside (APAC) in the Hinckley and Bosworth Local Plan and is subject to Policy NE9. In these areas criteria additional to those set out in Policy NE5 apply including the need to protect the landscape and other features of scientific interest; the avoidance of visual intrusion from overhead power lines and that small scale built development for employment and leisure uses should have no adverse effect of the appearance or character of the landscape.

2003/0217/04 – continued

20. Policy NE5 in the Hinckley and Bosworth Local Plan suggests that the countryside will be protected for its own sake. Planning permission will be granted for built and other forms of development in the countryside provided that it is important to the local economy and cannot be provided within or adjacent to an existing settlement; is for the change of use, reuse or extension of existing buildings, particularly those of historic value or is for sports or recreation purposes provided that certain criteria are met. These include not having an adverse effect on appearance or character of the landscape; will be in keeping with the scale and character of existing buildings and the general surroundings; will be effectively screened by landscaping or other methods and will not generate traffic likely to exceed the capacity of the highway network or impair road safety.
21. Policy NE7 relates to sites of County and Local Nature Conservation Significance. Development which would damage sites significant at County or District level will not be permitted unless an overriding national or local need is identified for which no alternative site is available. Where planning permission is granted relevant conditions and agreements will be imposed.
22. Policy NE8 relates to species protection and suggests that development will not be permitted if it would be likely to result in harm to protected species and habitats. Where planning permission is granted relevant conditions and agreements will be imposed.
23. Policy BE12 relates to scheduled ancient monuments and nationally important archaeological sites. Permission will not be granted for any proposed development which would adversely affect such sites.
24. Policy BE17 relates to Historic Battlefields. Planning permission will not be granted for development that would have an adverse effect on the character or setting of the Bosworth Battlefield Area.
25. Policy BE1 of the Local Plan, sets out the criteria which should be followed in order to secure attractive development and to safeguard and enhance the existing environment. These criteria inter alia relate to scale, design, materials, retention of important spaces and vegetation, safety and security, sustainability, new landscaping, ease of use for the physically disadvantaged, highway and parking standards, adverse effect of nearby activities, adverse effect of proposal, not prejudicial to comprehensive development.
26. Policy BE13 – initial assessments of sites of archaeological interest and potential. Any application for planning permission for a site of 0.4ha (1.0acre) or more in area, or where development would affect a site registered in the Leicestershire archaeological sites and monuments record, or the setting of such a site, should be accompanied by an initial assessment of whether the site is known or likely to contain archaeological remains.

2003/0217/04 – continued

Consultations

Market Bosworth Parish Council

27. Response not received at the time this report was published.

Sutton Cheney Parish Council

28. No objection

Hinckley and Bosworth Borough Council - Planning

29. No objection in principle to the development, but raise the following points:

- a.) removal of temporary cafeteria building from the site prior to occupation of new extension;
- b.) use of external materials to match the original buildings (brick and plain clay tiles only) on site with traditional, sympathetic fenestration detailing);
- c.) appropriate measures shall be taken to mitigate effects of development on identified archaeological sites, including the Scheduled Ancient Monument;
- d.) comprehensive soft and hard landscaping scheme, including reinstatement of deciduous hedgerow along eastern edge of site and further deciduous tree planting, particularly to east of complex;
- e.) appropriate measures and survey work shall be taken to mitigate effects of the loss of the pond and potential wildlife habitats and feeding grounds;
- f.) requirements of the Food Safety (General Food Hygiene) Regulations, 1995 and Health & Safety Regulations at work are adhered to.

Director of Highways, Transportation & Waste Management

30. No objection subject to the provision of adequate parking provision.

Heritage Services - Ecology

31. Records indicate that there are badgers, grass snakes and Red Data Book invertebrates in the near vicinity of the application site. It is noted that the application involves the demolition of built structures and works to trees. The applicant is required to maintain a watching brief as works progress and to follow recommended guidelines. Due to the nearness of Ambion Wood, which is of District level ecological significance the applicant is required to demonstrate that the proposals will not adversely affect the woodland habitat or detract from its ecology. No pollution, for instance, should be allowed to enter the wood. Neither should any storage of materials be permitted in this area.

Heritage Services - Archaeology Unit

32. Information has been received which suggests that there are archaeological remains within the area proposed for development. Consequently, it is recommended that a condition be imposed on the grant of any planning permission which requires further investigation to take place before development commences.

2003/0217/04 – continued

English Heritage

33. Response not received at the time this report was published.

Environment Agency

34. The Agency has no objection, in principle, to the proposed development but recommends that if planning permission is granted a condition is imposed which requires the submission of a scheme for the provision of foul drainage works which shall be implemented accordingly. Additionally the applicant should be advised about the installation of fittings which make sustainable use of water resources.

Publicity

35. The proposal has been advertised in the local press and by site notices since 10th March 2003. No representations have been received within the prescribed timescale.

Assessment of Proposal

36. The proposal needs to be assessed against the relevant policies of the Development Plan. The Battlefield site is located in the open countryside in an Area of Particularly Attractive Countryside (APAC). The site is also included in the Historic Battlefields register, is in close proximity to a Scheduled Ancient Monument and Ambion Wood which is of District level ecological significance. The effect of the proposal on these matters needs to be considered.
37. The building would be viewed against the background of the existing Centre buildings and on balance would not be intrusive in this location or have an adverse impact on the locality. The impact on the existing, C19th, farmstead will be to enhance what is presently an underused area of the site.
38. The design and appearance of the building reflects that of the surrounding buildings. It would be constructed in red brick, dark brown timber and red pantiles appropriate for this location. It would be suitable for use by disabled persons. There are no residential properties unconnected to the Battlefield Centre in close proximity to the site and consequently there would be no detriment to residential amenity as a result of activities carried out therein. The permanent building would allow the temporary Buttery building to be removed from the site. The design of the building would enable the reuse of an old tithe barn. There are no existing buildings of this period, but as the complexity of the site is in itself multiperiod (there is evidence of prehistoric farming activity, Roman occupation, early medieval settlement, and the C15th battle) no harm can accrue from utilising this building. There is merit in reusing what is otherwise a redundant historic building and it is accepted that major repairs will have to be undertaken during the rebuilding.

2003/0217/04 – continued

39. There would be a concern if there was likely to be any impact of the proposal on the setting of the Scheduled Ancient Monument of Ambion village. The building would be at a distance from the Scheduled Ancient Monument and there would be the other brick built Battlefield Centre buildings (based on former traditional farm buildings) between it and the monument. Consequently it is considered that it would not have an adverse setting on the Monument.
40. Although the proposed building would not be located within the area of the Scheduled Ancient Monument it would be within an area where there are potential archaeological remains. Consequently, the Head of Heritage Services – Archaeology has requested that further investigation takes place before development commences.
41. The Head of Heritage Services has also made reference to ecological matters, in particular Ambion Wood. It is considered that this is at a sufficient distance not to be affected by the building either through its presence or by pollution from its activities or by the storage of materials. However, a condition is recommended to ensure that there is no storage of materials either during the course of construction or during its lifetime. A watching brief is also required during construction work to ensure the preservation of any protected species.
42. Apart from occasional events unrelated to the Battlefield Visitor Centre like themed evenings, weddings etc the Buttery does not act as an attraction in its own right but provides refreshments to visitors to the centre. It would replace the recently approved temporary building which performs the same function. It is unlikely that any more than 24 such occasional events would happen in any one year. Consequently, it is unlikely to generate traffic which would exceed the highway network capacity or impair road safety. There is ample parking provision within the site.
43. On balance it is considered that the impact of the proposal on the character and setting of the Scheduled Ancient Monument, the Area of Particularly Attractive Countryside and Ambion Wood (district level site of ecological importance) is not overwhelming and can be made acceptable by the imposition of conditions on the appearance of the development. It would not have any significant impact on any private residential properties or give rise to any material increase in traffic in the locality. Consequently, the application is acceptable in planning terms and is recommended for approval accordingly.

Recommendation

Permit subject to the following conditions:

- 1 The development hereby permitted shall be begun within 5 years from the date of this permission.
- 2 Before development commences details shall be submitted to and approved in writing by the Director of Community Services with regard to:-

2003/0217/04 – continued

- the materials to be used in the construction of the building
 - a scheme for the provision of foul drainage
 - a landscape scheme which shall indicate the treatment proposed for all ground surfaces, together with the numbers, types, species of planted materials and their disposition. The scheme shall also indicate additional planting to replace the hedgerow to be lost to the development.
3. The approved foul drainage scheme referred to in condition 2(b) shall be implemented in accordance with the approved details.
 4. The approved scheme shall be carried out in the first appropriate planting season following the date when the proposed building is ready for occupation and all planted material shall be suitably maintained and replaced as necessary by the applicant or owners of the land at the time for a period of not less than 10 years from the date of planting.
 5. No development shall take place within the area indicated (this would be the area of archaeological interest) 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.
 6. At least one week prior to the commencement of the development, including site works of any kind, written notice shall be given to the Director of Community Services of the intention to start on site. Thereafter, satisfactory access shall be afforded to the representatives of the Survey Team, as may be first agreed in writing, to provide for an ecological 'watching brief' during construction/felling works.
 7. There shall be no storage of materials within the confines of the nearby Ambion Wood nor shall there be any activities carried on, in or associated with the building which would lead to pollution of the wood.
 8. The existing temporary building which currently houses the Buttery shall be removed from the site and the land reinstated to the satisfaction of the Director of Community Services within 3 months of the date of the occupation of the permanent buttery.
 9. No more than 24 non Battlefield Visitor Centre related events shall take place within the Buttery without the prior written consent in writing of the Director of Community Services.
 10. This consent relates to the application as amended by memorandum from the Director of Community Services relating to archaeological matters.

2003/0217/04 – continued

Reasons

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, and to enable the County Planning Authority to review the position at the end of this period.
- 2 To ensure a satisfactory form of development.
- 3 To prevent pollution of the water environment.
- 4 To ensure that the work is carried out within a reasonable period and is properly maintained.
5. To ensure satisfactory archaeological investigation and recording.
- 6&7 To ensure that there is no detrimental effect on the woodland habitat or the ecology of this District level site of ecological importance.
- 8, 9 For the avoidance of doubt
& 10

Notes to Applicant

1. Your attention is drawn to the contents of the memorandum dated 1st September 2003 from the Director of Community Services – Heritage Services, Archaeology Unit.
2. Your attention is drawn to the contents of the memorandum dated 1st April 2003 from the Director of Community Services – Heritage Services, Ecology Unit.
3. Your attention is drawn to the contents of the letter dated 23rd April 2003 from the Environment Agency relating particularly to the use of fittings which make sustainable use of water resources and the need to comply with regulations relating to the storage of oil and fuel.

Policies and Proposals in the Development Plan Relevant to the Decision

Leicestershire Structure Plan:- Strategy Policy 4; Environment Policies 2; 7; 9 and 11

Hinckley and Bosworth Local Plan Policies:- NE9; NE8; NE7; NE5; BE17; BE1; BE12 and BE13

Circulation Under Sensitive Issues Procedures

Mr. I. D. Ould, CC

Officer to Contact

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