



PLANS COMMITTEE

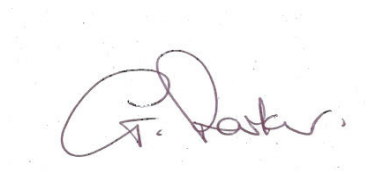
This meeting will be recorded and the sound recording subsequently made available via the Council's website: charnwood.gov.uk/pages/committees

Please also note that under the Openness of Local Government Bodies Regulations 2014 that other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors Bebbington, Bentley, Campsall, Forrest (Vice-Chair), Fryer, Gaskell, Grimley, Lowe, Page (Chair), Seaton, Snartt, Tassell and Tillotson
(For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in the Preston Room - Woodgate Chambers on Thursday, 23rd August 2018 at 5.00 pm for the following business.



Chief Executive

Southfields
Loughborough

15th August 2018

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 4 - 7

The Committee is asked to confirm as a correct record the minutes of the meeting held on 26th July 2018.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

The list of planning applications to be considered at the meeting is appended.

- | | | |
|-----|--|---------|
| (a) | Plans 23 August 2018 Item 01 P 18 1134 | 8 - 19 |
| (b) | Plans 23 August 2018 Item 02 P 17 2467 | 20 - 29 |

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS 30 - 33

A list of applications determined under powers delegated to officers for the period from 16th July 2018 to 10th August 2018 is attached.

7. COMMITTEE MEETING DATES

The Committee is asked to consider moving the date of the meeting scheduled for Thursday, 25th October to Thursday, 1st November 2018.

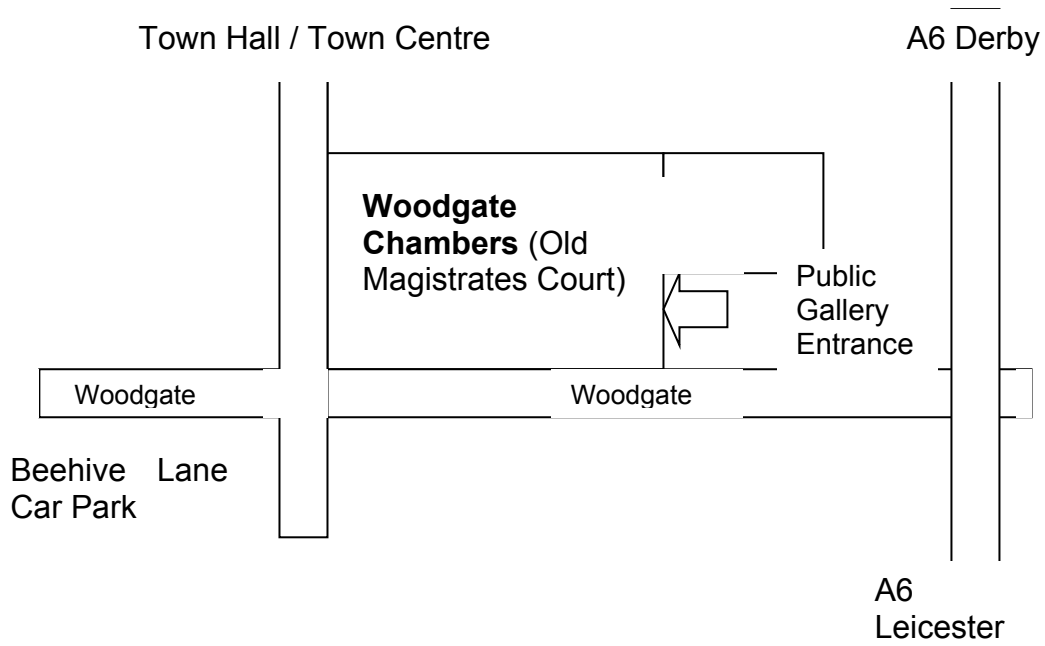
Charnwood Borough Council

Plans Committee – 23rd August 2018
Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/18/1134/2	Mr Piers Ross-Roberts 10 Silverton Road Loughborough LE11 2RJ Change of use from C3 dwelling to C4 House in Multiple Occupation.	Grant Conditionally	A1
2	P/17/2467/2	Mr Robert Bonam Unit 1 Davey House Gelders Hall Road Shepshed LE12 9NH Installation of 4 internal spray booths with 4 x external exhaust stacks and 4 x external air intake stacks, plus associated equipment. Further outlets for internal paint mixing & abrasion room.	Grant Conditionally	B1

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ



PLANS COMMITTEE 26TH JULY 2018

PRESENT: The Chair (Councillor Page)
The Vice-chair (Councillor Forrest)
Councillors Bebbington, Bentley, Fryer, Gerrard,
Grimley, Lowe, Savage, Seaton and Tassell

Head of Planning and Regeneration
Principal Planning Officer (KB)
Principal Planning Officer (PR)
Principal Solicitor (KH)
Democratic Services Officer (MH)

APOLOGIES: Councillors Campsall, Gaskell, Snartt and Tillotson

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. He also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

11. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 28th June 2018 were confirmed as a correct record and signed.

12. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

13. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Page – a personal interest in application P/18/0250/2 (Land to the west of Aumberry Gap, Loughborough) as he knew the landowner as they were both members of the same golf club; however he retained an open mind.

The Chair and Councillor Bebbington referred to correspondence that had been sent to all members of the Committee by the applicant's agent in respect of application P/18/0250/2.

14. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/18/0602/2,

P/18/1161/2, P/17/0881/2 and P/18/0250/2 were also submitted (also filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following objectors and applicants or their representatives attended the meeting and expressed their views:

- (i) Ms Payal Walker (applicant) in respect of application P/18/0606/2;
- (ii) Mr Jake Locke (objector) and Mr Anil Lad (applicant) in respect of application P/18/1161/2;
- (iii) Ms Anne Bailey (objector) and Ms Lizzie Marjoram (on behalf of the applicant) in respect of application P/17/0881/2;
- (iv) Councillor Margaret Smidowicz (objector) and Ms Frances Turner (applicant) in respect of application P/18/0250/2.

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Huddleston, speaking on behalf of Councillor Bradshaw, in respect of application P/18/0606/2;
- (ii) Councillor Smidowicz in respect of application P/18/1161/2.

In addition the Chair, Councillor Page, read a statement on behalf of Councillor Taylor, who could not be present at the meeting, in respect of application P/17/0881/2. He stated that the statement contained Councillor Taylor's views and not his.

In addition to the general update on the new version of the National Planning Policy Framework, published by the Government on 24th July 2018, that was contained in the Additional Items report, officers provided the following advice regarding each of the applications as follows:

- (i) in respect of application P/18/0606/2 – while there had been slight changes to policy in relation to the application there was nothing of note that would change the recommendation that had been submitted;
- (ii) in respect of application P/18/1161/2 – there was nothing of direct relevance in the changes to the National Planning Policy Framework that altered the weight to be given to the planning considerations or the recommendation set out in the report;
- (iii) in respect of application P/17/0881/2 – there had been changes in relation to considering viability (paragraph 57), the appropriate amount of affordable housing on brownfield sites (paragraph 63), the minimum amount of affordable housing required to be affordable home ownership on major residential sites and exceptions to that requirement (paragraph 64); the Council could now demonstrate a five year housing land supply but that was also the case when the original permission was granted in 2016; it was concluded that there was no need to change the officer recommendation set out in the submitted report;
- (iv) in respect of application P/18/0250/2 – the Council could now demonstrate a five year housing land supply but the absence of one was not given great

weight in the planning balance in reaching the recommendation set out in the report; the changes to the policy on design and layout (paragraph 131) added support to the recommendation that planning permission should be refused.

Officers provided the following clarification at the meeting:

- (i) in respect of application P/18/0250/2 – there had been additional correspondence from the applicant's agent that had been circulated to members of the Committee and officers after the Additional Items report had been prepared; that correspondence set out the benefits of the proposed scheme including attaching a financial value to those benefits; it was accepted that the scheme would deliver significant benefits and this had been taken into account in preparing the report; the specific financial values set out in the correspondence had not been verified.

RESOLVED

1. that, in respect of application P/18/0606/2 (Mrs Payal Walker, 51 Garendon Road, Loughborough), planning permission be granted subject to the conditions, reasons and advice note set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/18/1161/2 (Mr Anil Lad, 25 Ashleigh Drive, Loughborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, but subject to the removal of recommended condition 6 relating to the annexing garden fence;
3. that, in respect of application P/17/0881/2 (Barwood Homes Limited, 129 Cropston Road, Anstey):
 - A. authority be given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:
 - the provision of one accessible bungalow on the site gifted to Charnwood Borough Council
 - a sum of £43,150 towards the enhancement of skate park facilities in Stadon Park
 - a sum of £108,891.09 towards improvements at Woolden Hill Primary School
 - a sum of £29,378.41 towards 16+ education at Birstall Cedars Academy
 - a sum of £1,390 towards increasing lending stock at Anstey Library
 - a sum of £12,731 to provide for travel packs for new residents, including possible bus passes, and for improvement to the two nearest bus stops;

B. subject to the completion of the Section 106 legal agreement referred to in resolution A above, planning permission be granted subject to the conditions, reasons and advice note set out in the report of the Head of Planning and Regeneration;

4. that, in respect of application P/18/0250/2 (Future Generation Ltd, Land to the West of Aumberry Gap, Aumberry Gap, Loughborough), planning permission be refused for the reasons set out in the report of the Head of Planning and Regeneration.

15. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 18th June 2018 to 13th July 2018 was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the Council meeting on 3rd September 2018 unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

Item No. 1

Application Reference Number P/18/1134/2

Application Type:	Full	Date Valid:	01/06/2018
Applicant:	Mr Piers Ross-Roberts		
Proposal:	Change of use from C3 dwelling to C4 House in Multiple Occupation.		
Location:	10 Silverton Road Loughborough LE11 2RJ		
Parish:	Loughborough	Ward:	Loughborough Outwoods
Case Officer:	Helene Baker	Tel No:	01509 634741

This application is presented to the Plans Committee at the request of Ward Councillor Morgan on the grounds of traffic and parking and impact on the character of the area.

Description of the Application Site

10 Silverton Road is situated in a residential area, characterised by detached and semi-detached houses and bungalows of a similar age to the application property. The application site is within walking distance of the Park Road District Centre which includes a large supermarket, within easy cycling distance of the town centre and University campus and close to a bus route.

No 10 is an extended semi-detached house, with four bedrooms on the first floor and a fifth in the roof space. The ground floor has a living room, kitchen/dining room, conservatory and integral garage. The front garden of the dwelling is largely hard-surfaced and there is currently on-site parking for 2 vehicles on this frontage.

There are no on-street parking restrictions in the vicinity of the application site.

Description of the Application

This application relates to the change of use of 10 Silverton Road from a Class C3 dwelling to a Class C4 house in multiple occupation. The submitted layout plan shows no changes to the internal layout or uses of the rooms in the existing dwelling. The whole of the ground floor provides communal living space and all bedrooms are on the upper floors.

There are no proposed alterations to the external appearance of the property.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9th November 2015)

The following policies are relevant to this application:

Policy CS2 – High Quality Design requires new developments to make a positive contribution to Charnwood resulting in places where people would wish to live through high quality, inclusive design which responds positively to its context. New developments should respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements. The policy also requires new developments to protect the amenity of people who live and work nearby and those who will live in the new development.

Policy CS3 – Strategic Housing Needs states that the Council will manage the delivery of at least 13,940 new homes between 2011 and 2028, seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area.

Policy CS4 – Houses in Multiple Occupation is concerned with managing the proportion of houses in multiple occupation. It states that the Council will support the well-being, character and amenity of communities by managing the proportion of houses in multiple occupation that, either in themselves, or cumulatively with other houses in multiple occupation, damage the social and physical character and amenity of a street or area, generate noise and disturbance which is detrimental to amenity, or generate increased demand for on-street car parking which would prejudice the safe operation of the highway or cause detriment to amenity. The policy explains that further policy and guidance will be prepared in respect of HMOs. In this regard, the Council has adopted its Housing SPD which is also a material consideration in determining the application.

Policy CS16 – Sustainable Construction and Energy encourages sustainable design and construction and the provision of renewable energy including supporting developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections.

Policy CS25 – Presumption in Favour of Sustainable Development

Borough of Charnwood Local Plan (adopted 12th January 2004) (saved policies)

The saved policies relevant to this proposal include:

Policy TR/18 – Parking Provision in New Development indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimise harm to visual and local amenities. The policy promotes standards that would require 3 parking spaces for a 4+ bedroom dwelling, although it states that this will be used as a starting point in assessing the level of provision and represents the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development; the availability of public off-street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Material considerations

Article 4 Direction

Loughborough is subject to an Article 4 direction put in place in February 2012 and which removes the rights to change the use of Class C3 dwellings to Class C4 Houses in Multiple Occupation in Loughborough without the need for planning permission. These are dwellings where between 3 and 6 unrelated persons, sharing basic amenities could occupy a property without the need for planning permission - whereas, the Article 4 Direction limits this to occupation by a family or up to 2 unrelated persons (or 3 or where one is the owner of the property) living as a single household. Planning permission is required for the occupation of dwellings by residents in excess of these numbers.

The National Planning Policy Framework (NPPF) (July 2018)

This confirms that planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Framework requires the planning decisions should, inter alia, create places that are safe, inclusive and accessible which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

In considering development proposals, it should be ensured that sustainable transport modes can be taken up, and that safe and suitable access to the site can be achieved for all users. Development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Planning decisions should ensure that developments (inter alia) create places that promote health and well-being, with a high standard of amenity for existing and future users.

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

National Planning Policy Guidance (PPG)

This document provides additional guidance to ensure the effective implementation of the planning policy set out in the NPPF.

Housing Supplementary Planning Document (adopted 11th May 2017)

The SPD provides further explanation and guidance when dealing with Houses in Multiple Occupation proposals in the context of adopted Policy CS4.

The SPD provides a threshold methodology (at HSPD11) for assessing the concentration of Houses in Multiple Occupation against the criteria of Core Strategy Policy CS4 as part of understanding the potential for cumulative impacts. The methodology assesses the concentration of HMOs within 100m of the application site as a proportion of the total number of residential dwellings. Information on HMO numbers and locations is sourced from University accommodation records, analysis of electoral registers, the HMO register and third party data and it is considered that collectively, this gives the best indication available of the relevant household situation and the most accurate picture of local balance and amenity. Halls of Residence and purpose built student accommodation are not included in the calculation. However, any Halls of Residence and purpose built accommodation will be considered as part of the overall decision making process in terms of their impacts.

The SPD accepts that HMOs help to meet local housing requirements and can be an important type of accommodation for a range of people including those on low incomes and young people (para 4.1) and it also repeats the objectives of Core Strategy Policy CS4 that seek to support the well-being, character and amenity of local communities by managing the proportion of HMOs.

The Council has used a threshold of 20% in decision making and therefore changes of use to Houses of Multiple Occupation have usually been resisted in principle where the percentage of houses in multiple occupation exceeds 20% in a particular area. This approach has been accepted in appeal decisions. The SPD recognises that the threshold will provide one material consideration to be considered alongside a number of other matters identified in Policy CS4 and this SPD. These include those set out in the SPD at HSPD 12 Social and Physical Character and Amenity, HSPD13 Amenity Space, HSPD14 Noise Insulation and HSPD15 Parking. The SPD acknowledges that there will be instances where the impacts of a new HMO in an area with a low proportion of HMO properties may be judged to be so significant under the provisions of Policy CS4 that planning permission should not be granted.

Leicestershire Highways Design Guide (2018)

This guide, published by Leicestershire County Council, aims to achieve development that (inter alia) provides for the safe and free movement of all road users and encourages people to walk, cycle and use public transport and to feel safe doing so.

Relevant Planning History

P/99/0466/2: Extension to side of semi-detached house. Planning permission refused June 1999

P/99/1299/2: Single storey extension to side of house (revised scheme). Planning permission granted August 1999

P/01/0429/2: First floor extension over garage to side of semi-detached house. Planning permission granted April 2001

P/02/3363/2: Erection of conservatory to rear of semi-detached house. Planning permission granted December 2002

Responses of Statutory Consultees

The Council's Environmental Protection Manager whilst not specifically objecting to the application, identifies potential issues of waste bin storage, external security lighting and property maintenance. With regard to noise, they propose to contact the applicant to clarify the internal layout, welfare facilities etc. and to provide them with notes on additional sound insulation measures and recommendations on minimising noise and disturbance so as to avoid unnecessary nuisance to neighbours.

Other Comments Received

Ward Councillor Morgan has referred this application on the grounds of traffic and parking and impact on the character of the area.

The occupiers of 8 properties in Silverton Road have objected to the application. Matters that have been raised are as follows:

- The proposed HMO would have a harmful impact on the social character of this quiet residential area which is occupied by families and retired people and where there are currently no HMOs
- Would not meet Borough's housing needs
- Noise and disturbance, through both internal and external transmission, and the inability to mitigate/lack of detail of proposed mitigation measures
- Potential use of open space on Hambledon Crescent by occupiers of HMO
- Periods of non-occupation would lead to risk of burglaries and unkempt appearance of property
- Insufficient daylight/ventilation in loft space bedroom
- Silverton Road cannot sustain the additional traffic and parking associated with the proposed use
- Silverton Road is narrow in width, used by school children and as a 'rat run' and the lack of adequate parking provision would lead to an exacerbation of street parking and congestion on Silverton Road and the increase risk of traffic incidents, to the detriment of highway safety
- Impact of the additional parking generated by the proposal would have a damaging impact on the character of the street
- Requirement to meet licensing standards for sizes of rooms and building regulations in terms of soundproofing and thermal upgrading of external walls
- No planning statement accompanying application to address bin storage, HMO management, tenant market, fire strategy
- Setting of a precedent resulting in arbitrary, unplanned spread of HMOs across Loughborough
- The accuracy of plans, validity of application and the consultation process
- Impact on property prices in the local area.

Consideration of the Planning Issues

The main issues to be considered in the determination of this application are:

- Principle of development
- The effect of the proposed development on the local character and amenities of the area in respect of:
 - the balance of the local community
 - anti-social behaviour
 - noise and disturbance
 - amenity space and visual amenity
 - highway safety.

The starting point for decision making on all planning applications is that they must be made in accordance with the development plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Charnwood Local Plan are therefore the starting point for consideration.

Principle of Development

The supporting text to Policy CS4 states that HMOs provide accommodation for a group of tenants who do not live together as a family and who share basic amenities such as a kitchen, bathroom facilities but have separate bedrooms. It acknowledges that HMOs help to meet local housing requirements and can be an important type of accommodation for a range of people including those on low incomes and young people. In Loughborough a large number of HMOs are occupied by students in further and higher education.

The commentary goes on to state that, whilst the Council values Loughborough University and Loughborough College and the significant economic, social and cultural contributions the student population brings to Loughborough, a negative impact has been experienced in some neighbourhoods because of the over concentration of HMOs. These impacts have affected some community facilities, the character and appearance of the area and caused disturbance and parking problems. In response to this, the Council has developed a strategy for managing the proportion of HMOs in Loughborough, particularly where it is demonstrated that there are associated adverse impacts.

The application site is within the main urban area and, whilst the principle of development is acceptable as the property remains in residential use and would contribute to the mix of tenures of homes in the area (thus complying with Policy CS3), the proposal needs to be considered in relation to relevant policies and detailed planning considerations as assessed below.

The impact on the balance of the local community

This is an issue that is addressed in the adopted Housing SPD which uses a threshold approach to assess whether there is already a high concentration of HMOs in a specified area and seeks to resist further HMOs (small or large) where there is already 20% or more HMOs within a 100m radius of the application site.

The 20% threshold allows for consistency in decision-making on proposals for changes of use to HMOs and has been recognised by appeal inspectors as the level above which the problems associated with higher concentrations of students occur.

Recent appeal decisions relating to Class C4 changes of use at Ashleigh Drive, Grange Street, Derby Road, Park Road, Frederick Street, Ashby Road and Goldfinch Close (all within the built-up area of Loughborough) accept this threshold approach and attach weight to its use. The latter two appeal decisions were made since the Housing SPD was adopted in May 2017.

The number of HMOs in the local area within which the application site is located, based on the 100m radius methodology in the newly adopted SPD, is 0 out of a total of 62 properties. This equates to 0% of the residential stock.

The available evidence indicates that HMOs are very under-represented in the area. The area within which the application site is located is residential in character, surrounding housing is not high density and the introduction of a HMO would contribute to a more mixed community which is advocated through the NPPF and development plan policy. Taking account of these factors, it would be difficult to argue that this proposal would adversely affect the community balance and the availability of family housing in the local area so as cause such harm to the social character and general amenities of the area to justify the refusal of planning permission on these grounds. Having regard to this, it is considered that the proposal accords with Policies CS4 of the Core Strategy and the NPPF.

It is acknowledged that the threshold is one aspect of the assessment which is not confined to the mathematics of the case. There are other considerations which need to be assessed and a judgement reached as to whether the level of harm that would be caused, whether individually or cumulatively, to support the refusal of planning permission or whether the impact would be limited so as to indicate that planning permission should be granted. These are discussed below.

Anti-social behaviour and noise and disturbance

The adopted Housing SPD acknowledges that where there is a high proportion of HMOs it can often result in a higher incidence of anti-social behaviour, particularly at unsociable hours, and increases in crime and fear of crime. Information from the Borough Council's Neighbourhoods service shows that over the past year, there have been no recorded incidents on Silverton Road, Farndale Drive or Parklands Drive relating to anti-social behaviour. It is not considered therefore that the proposal which would be likely to lead to increases in anti-social behaviour, crime or fear of crime which would be damaging to the living conditions of local residents and the amenity of the local area.

In addition, HMOs can often be noisier than a family home because of the number of people who are living independently within the property which can adversely affect the amenity of neighbouring properties. In this case, however, the proposed 5 bed HMO is unlikely to be more intensively occupied than a large family occupying it as a Class C3 dwelling. Having regard to the above, it is unlikely that noise levels associated with the proposed HMO would be significantly greater than its use as a large family house and thus the concerns relating to increased noise cannot be sustained.

With regard to noise transference between properties, without a sound test, there is no absolute guarantee that there would not be some sound transmission to the adjoining property. However, it is considered that requiring such a test would be unreasonable and unnecessary, given that the property is to remain in residential use. It is also not considered reasonable to condition the provision of sound proofing to confirm with building regulations (document E), as set out in the HSDP14, as such works would not be reasonably related in scale and kind to the development being applied for. Notwithstanding this, the internal layout of the proposed HMO would not result in noise sensitive rooms (such as bedrooms) sharing the party wall with rooms in the adjoining property where noise is likely to be generated (such as living rooms, stairs, kitchen) and vice versa which would serve to limit the potential for any significant noise transference between the adjoining properties.

Notwithstanding the above, the Council's Environmental Protection team is able to provide advice to the applicant on additional sound insulation measures and recommendations on minimising noise and disturbance so as to avoid unnecessary nuisance to neighbours and will be sending out information separately. It is considered that a planning condition requiring such works would be unreasonable and would not meet the necessary legal tests for the appropriate use of planning conditions.

To conclude, whilst it is considered that there will be instances where a clash of lifestyles or behaviour may cause disturbance to adjoining occupiers, it is considered unreasonable to assume this will happen to an extent greater than might be the case with other types of residential occupation. Conflict that may occur in individual cases is not a matter that can easily be expressed as a planning objection. Such occurrences may be dealt with by other forms of regulation. HMO properties may also be occupied by professionals just as easily as students or other persons sharing the property. Having regard to the above, it is concluded that there is insufficient justification to refuse the application on the basis of a perceived increase in noise and disturbance and that it would be unreasonable to impose a planning condition requiring physical alterations to the property in this regard. The proposal does not therefore conflict with Policies CS2 and CS4, saved Policy EV1 and the adopted SPD.

Amenity space

In terms of amenity space for the storage of refuse/recycling containers, there is adequate provision for such storage within the rear garden or the garage (which does not count towards the on-site parking provision due to its substandard size) which would be secure, unobtrusive and accessible to residents. The property has a frontage which could satisfactorily accommodate bin storage in a location which is accessible to refuse collectors.

In terms of storage of refuse/recycling storage and the potential for its negative impact, the proposal accords with HSPD13 and 12.

Taking account of the above, the proposal is judged to accord with Policies CS2 and CS16 of the Core Strategy, saved Policy EV/1 of the adopted Local Plan and the adopted SPD.

Visual amenity

This application is for a change of use only and there are no proposed alterations to the external appearance of the property.

The perceived poorer maintenance and repair of the property as a proposed Class C4 HMO is raised by local residents. However there is no evidence put forward to substantiate this claim. Given that the proposed Class C4 use would be similar in scale to the existing Class C3 use, it is considered that it would be difficult to argue that this potential issue would be likely to have a damaging impact on the appearance of the area such that it provides reasonable grounds for refusing this planning application.

Taking account of the above, the proposal is judged to accord with Policy CS2 of the Core Strategy, saved Policy EV/1 of the adopted Local Plan and the adopted SPD.

Highway safety

There is space for 2 cars to be accommodated off road at the property. This could be increased to 3 with the removal of vegetation from the frontage. There is also a double garage at the property. The garage is substandard in its internal length and cannot therefore be counted towards on-site vehicle parking provision. The garage would however provide covered and secure space for a minimum of four cycles which could be required by planning condition.

The current vehicle parking provision does not meet the highway authority standard of 3 spaces for a 4 or more bedroom dwelling. Whilst there is the opportunity to increase on-site parking to 3, by removing vegetation from the front garden, this needs to be weighed against the following facts. Silverton Road is a relatively lightly trafficked residential road with no parking restrictions. The application site is situated within walking/cycling distance of the town centre and university campus and is close to a bus route. Occupiers of the property would not therefore be solely reliant on the use of a car to meet daily needs. There would also be the provision of covered and secure cycle parking and the landscaped frontage to the property would be retained.

The NPPF requires that safe and suitable access to the site can be achieved for all users and that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Given the characteristics of the local road network and the application site, together with the convenient location of the property to facilities and services, it is considered that the proposed on-site parking provision (for vehicles and cycles) would not be contrary to the NPPF although it would not generally accord with the highway authority's standard and saved Policy TR/18 of the adopted Local Plan.

Other matters

Security lighting issues raised through consultation responses is not considered to be a material planning consideration in this instance as it is not proposed and is just as likely to be provided in connection with a Class C3 use.

Matters relating to standards governed by Building Regulations and HMO Licensing are dealt with by other regulatory bodies and are not planning considerations.

The local planning authority is satisfied that the submitted plans and accompanying documentation allows for the determination of a valid application and that the correct consultation process has been followed.

The impact of proposal on local property prices is not itself a material planning consideration.

Conclusion

For the reasons given above, it is considered that the proposed change of use would not result in an overconcentration of HMOs in the area that would result in a community imbalance. Furthermore the proposal would not result in harm to the residential character and amenity of the area or be detrimental to highway safety. It would therefore comply with Policies CS2, CS4 and CS16 of the Core Strategy, and Policies EV/1 of the Local Plan and the Housing SPD. It is acknowledged that in terms of on-site vehicle parking provision, it does not accord with saved Policy TR/18 however this does not outweigh the benefits of the scheme.

Whilst the Housing SPD does acknowledge that there may be situations where permitting a HMO in an area where there is low proportion of HMOs may be judged to be so significant under the provisions of Policy CS4, it is not considered that the circumstances are such in this case.

Accordingly, having regard to the above considerations, it is recommended that planning is granted conditionally.

RECOMMENDATION:-

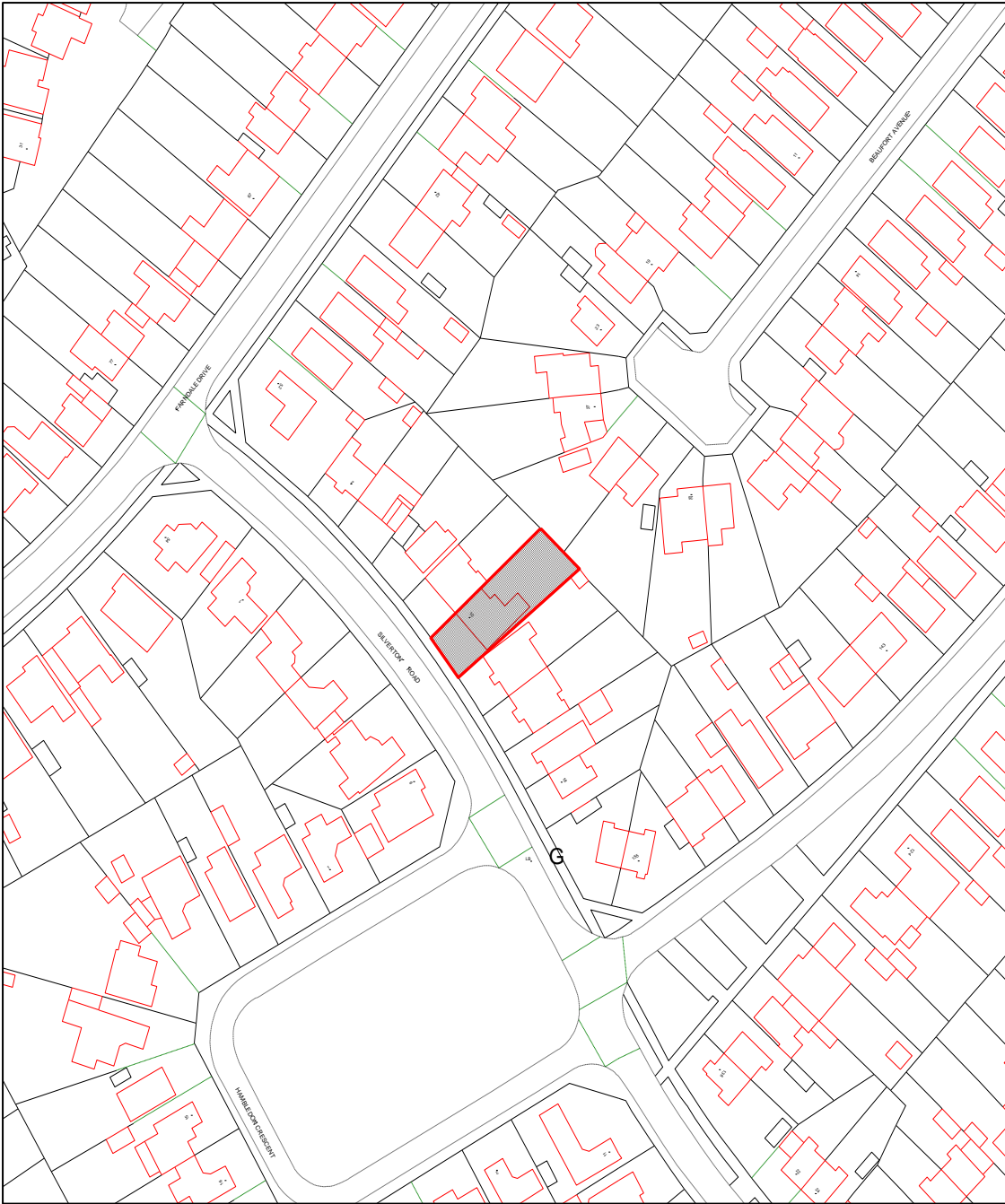
Grant Conditionally

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Site Location Plan and NA2070-018-01.
REASON: To define the terms of the planning permission.

- 3 The hard surfaced area on the frontage of the property shall be available for vehicle parking at all times and shall not be obstructed in any way that would prevent such use.
REASON: To provide off-street parking, in the interests of road safety.
- 4 The use hereby permitted shall not commence until a minimum of 4 cycle parking spaces have been provided within the garage. This cycle parking provision shall be available at all times thereafter for this purpose.
REASON: To encourage the use of bicycles as an alternative to the car.

The following advice notes will be attached to a decision

- 1 Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Item No. 2

Application Reference Number P/17/2467/2

Application Type:	Type	Date Valid:	27/02/2018
Applicant:	Mr Robert Bonam		
Proposal:	Installation of 4 internal spray booths with 4 external exhaust stacks and 4 external air intake stacks, plus associated equipment. Further outlets for internal paint mixing & abrasion room.		
Location:	Unit 1 Davey House Gelders Hall Road Shepshed LE12 9NH		
Parish:	Shepshed	Ward:	Shepshed West
Case Officer:	Pat Reid	Tel No:	01509 634747

This application is presented to the Plans Committee at the request of Ward Councillor Radford, who is concerned about the impact of the proposal upon the amenities of neighbouring residents due to noise and odour from the spray booths.

Description of the Application

The application site is located on Gelders Hall Road to the west of Shepshed. The site is a large unit on an industrial estate defined as a primarily employment area within saved policy E/7 of the Local Plan (2004). The applicants, Meggitt Polymers and Composites, manufacture composite structures for aerospace and defence customers.

It is located at the northern end of the industrial estate, with residential properties on Belvoir Way and Arundel Drive to the north. A former railway embankment, that now contains the Jubilee Path and a substantial landscape buffer, lies between the application site and residential properties. The area to the west is defined as countryside, outside of the development limits of the Shepshed, and the area to the south forms part of the wider industrial estate and employment area.

The application relates to the siting of four new spray booths within part of an existing building at the north-western end of the premises. These would replace existing spray booths which are currently situated elsewhere on the site. To enable the booths to operate, external alterations are proposed to the building, which is itself a modern silver coloured metal clad structure.

There are four exhaust stacks and four air intake stacks, which would all have a galvanised steel finish. The stacks would all have a diameter of 0.63 metres. Most of these stacks would be contained within the existing building which is 4.5 metres high to the eaves, with a 6.5 metre high ridge. The exhaust stacks would extend above the roof of the industrial unit by between approximately 3.8 metres and 4 metres. The air intake stacks would extend above the roof by approximately 0.6 metres. The exhaust stacks

would be approximately 2.8 metres taller than the ridge of the roof; the air intake stacks would be no higher than the ridge.

There would be minor alterations to the building to provide outlets for the internal paint mixing and abrasion room. It is considered that these would not result in the emission of any significant levels of noise or odour.

Development Plan Policies

Borough of Charnwood Local Plan 1991-2026 (adopted 12th January 2004) (saved policies)

The policies relevant to this proposal include:

Policy EV/1– Design requires high quality design.

Policy E/7 – Control of Employment Uses in Primarily Employment Areas sets out criteria for considering applications within Primarily Employment Areas and states that planning permission will be granted for B2 uses provided that in locations adjacent to existing or proposed residential areas residential amenities can be protected.

Policy TR/18 – Parking in New Development seeks an appropriate level of car parking having regard to the type of property and location in relation to shops and services.

Charnwood Local Plan Core Strategy 2011-2028

The following policies are relevant to this application:

Policy CS1 – Development Strategy sets out the spatial strategy for development in the borough. The priority location for growth is the Leicester Principal Urban Area, with the majority of our remaining growth, including employment development, being met at Loughborough and Shepshed.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. It should respect the character of the area, having regard to scale, massing, landscape, layout, materials and access; provide attractive well managed public and private spaces; reduce the impact on climate change.

Policy CS6 – Employment and Economic Development supports economic development and providing opportunities for manufacturing businesses to develop, re-locate and expand; providing opportunities for small-scale, high quality business units and offices; promoting business and employment regeneration opportunities that are accessible to the Priority Neighbourhoods; and supporting major employment opportunities in locations where they reduce journeys to work by car.

Leading in Design Supplementary Planning Document (2006)

Encourages and provides guidance on achieving high quality design in new development. It indicates that the Council will approach its judgements on the design of new

development against five main principles: places for people, accessible places, safe places, sustainable places, and distinctive places.

Material considerations

National Planning Policy Framework (NPPF)

Whilst all proposals must be determined in accordance with the development plan, the National Planning Policy Framework, (The Framework), is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

In addition, the Framework offers the following advice that is particularly relevant to the consideration of this proposal:

- Paragraphs 124 -131 emphasise the importance of good design.
- Paragraph 180 states that planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, living conditions, the natural environment or general amenity, and the potential sensitivity of the site or wider area to proposed development to adverse effects from pollution, should be taken into account.

National Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

Relevant Planning History

P/17/2096/2 Advice) Ducted outlet to a height of 2-3 m above roof level. Repositioning of dust extraction unit. – Advice given

P/97/1786/2 Extension to industrial unit and change of use of storage unit to industrial unit – Conditional permission

Responses of Statutory Consultees

Charnwood Borough Council Environmental Health

Noise – No objection subject to implementation of proposed mitigation measures, which would ensure that noise would not exceed 45 dB(A) 1 metre from each flue terminal and requests hours of use restriction.

Odour – No objection subject to hours of use restriction.

Shepshed Parish Council

Concerned about the impact of the development, particularly odour, upon the residents of Belvoir Way.

Response to consultation on Odour Assessment – Continue to express concerns about the impact of this business upon neighbours. Constant monitoring is required.

Other Comments Received

Ward Councillor Radford

Concerned about the close proximity of the proposed spray booths to neighbouring residents and impact of noise and odour which would exacerbate existing problems.

Neighbours

Objections received from Nos.1, 2, 4, 8, 10 and 17 Belvoir Way. An objection has also been received from one other neighbour, who did not provide their address. The grounds of objection are:

- Adverse impact of noise and odour from proposed development
- Site has a history of disturbing neighbours due to noise and odour
- 24 hour operation has resulted in loss of sleep with adverse impact upon health
- Fumes are toxic and unpleasant
- Charnwood Borough Council has been ineffective dealing with complaints
- Use of site has had an impact upon property values.

Response to consultation on Odour Assessment

Objections received from No.12 Belvoir Way and one neighbour who did not provide their address. The grounds of objection are:

- Adverse impact of noise and odour from site
- Disturbance at weekends
- Ugly building dominates their outlook
- Need for a noise assessment
- Question how site was first granted permission for general industry.

Consideration of the Planning Issues

The key planning issues to be considered are:

- Principle of Development
- Design, Scale and Appearance
- Residential Amenity

Principle of Development

The principle of development is guided by Policy CS1 of the Charnwood Local Plan Core Strategy (2015). This sets out the spatial strategy for development in the Borough. The priority location for growth is the Leicester Principal Urban Area, with the majority of the Borough's remaining growth, including employment development, being met in Loughborough and Shepshed. Core Strategy Policy CS6 supports economic development and businesses in sustainable locations.

These policies support the principle of employment development in Shepshed.

The proposal is for the construction of flues and extraction plant and therefore the key issues are the design, scale and appearance of the development and the impact on residential amenity, having particular regard to noise and odour.

Design, Scale and Appearance

Local Plan policy CS2 seeks to require high quality design where people would wish to live, through design that responds positively to its context. Policies CS2 and EV/1 also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. Saved Policy CT2 of the Borough of Charnwood Local Plan also seeks to protect areas of countryside from development whereby it would harm the character and appearance of the countryside. Saved Policy E/7 also states that when considering applications within Employment Areas, the Council will take into account the environmental impact of the proposed development, including the visual intrusion.

The proposal would result in the construction of four exhaust stacks which would be approximately 9.3 metres from ground level and 2.8 metres above the height of the ridge of the building. They would extend above the roof of the industrial unit by between approximately 3.8 metres and 4 metres. While they would be higher than any other buildings or flues on this site, they would be seen in the context of an extensive range of industrial buildings, with a variety of vents and external additions. Nevertheless, this would result in greater visual intrusion, particularly when viewed from sections of the public right of way and the wider countryside to the west which connects Ashby Road to the south and Belvoir Way to the north.

The four air intake stacks would extend above the roof by approximately 0.6 metres and would have less impact than the exhaust stacks.

The industrial unit is built at a lower level than neighbouring residential properties on Belvoir Way and Arundel Drive, with substantial planting between the sites. While this

provides effective screening for the industrial buildings, the proposed exhaust stacks would be visible from these neighbours. As noted above, the new stacks would be viewed with existing smaller stacks and vents on an extensive industrial building. Existing planting would provide some screening for neighbouring residents. Given this context, the addition of the new stacks would not have a significantly adverse impact upon the character and appearance of the site.

It is considered that the proposal complies with Policies CS2, EV/1 and E/7. While it is accepted that the heights proposed are required to ensure adequate dispersion of odours, the stacks should be painted in a matt grey finish to mitigate the perceived visual impact.

The site is within the limits to development, adjacent to countryside. These relatively minor alterations to an extensive range of industrial buildings would not significantly alter the relationship between the site and the nearby countryside and would not conflict with Policy CT/2.

Residential Amenity

Policy CS2 of the local plan seeks to protect the amenity of existing and future residents. Saved Policy EV/1 states that planning permission will be granted which safeguards the amenities of adjoining properties. Saved Policy E/7 also states that when considering applications within Employment Areas, the Council will take into account the environmental impact of the proposed development, including the visual intrusion. Where adjacent to residential areas, that residential amenity can be protected by appropriate measures.

A key consideration is the impact of noise and odour on nearby residential properties. The relocation of the spray booths and associated extraction stacks to a position in closer proximity to residential properties on Belvoir Way needs to be assessed.

The existing spray booths are approximately 65 metres from the rear of houses on Belvoir Way. The proposed new location is 35-45 metres from the rear of neighbouring houses.

The application has been supported by noise and odour assessments, which have been considered by the Council's Environmental Health Officer.

The noise assessment demonstrates that the proposed model of spray booth and extraction plant is quieter and more efficient than the existing and will not increase background noise levels. The Environmental Health Officer has no objection to the proposal subject to implementation of proposed mitigation measures, which would ensure that noise would not exceed 45 dBA(A) 1 metre from each flue terminal. They recommend that the hours of use are restricted to the times proposed by the applicants. These are from 6am – 5pm Monday to Friday and from 6am – 12 noon at weekends and Bank Holidays.

The odours which would be emitted are closer to neighbours than the existing process. Properties on the southern side of Belvoir Way are approximately 35 -45 metres from the proposed development, with the ends of their gardens 20 – 30 metres from the building which would house the spray booths. The ground level of the factory is approximately 3 metres below the ground level of these neighbouring properties.

The Environmental Health Officer notes that the subjectivity of the human response to odour means that it is not easy to set objective odour exposure standards and there are no recognised environmental odour limits on which to base planning decisions. The modelling which has been submitted as part of the odour assessment calculates that the 98th percentile hourly odour concentration at the nearest residential property are well below the benchmark which has been established by the Institute of Air Quality Management. Overall, the assessment concludes that the proposed spray booths will not result in a significant effect on neighbours with regard to odour.

The Environmental Health Officer considers that the assessment methodology follows recognised good practice, is generally sound and the conclusions are reasonable based on the results presented. They have no objection to the proposal, subject to hours of use being restricted, as noted above, and the height of the exhaust stacks being increased slightly from the submitted plans to allow for appropriate dispersion.

The plans indicate that these stacks would be 2.8 metres above the height of the ridge of the roof on the factory. Best practice advises that these types of stack are most effective if they are at least 3 metres higher than the ridge of the roof. Consequently, it is recommended that a condition is applied to ensure that, notwithstanding the submitted plans, the exhaust stacks are built 3 metres higher than the ridge of the factory roof.

The Environmental Health Officer recommends that the stacks should terminate in non-restrictive cowl or jet caps to increase the speed of emissions. This can also be secured by the proposed condition.

Subject to the proposed mitigation, the above mentioned details, and restricted hours of use, it is considered that the proposal complies with Policies CS2 and E/7.

Other Matters

Neighbours have referred to a history of the use of the site having an adverse impact upon their amenities.

To date the applicants have worked with Environmental Health Officers to address any problems which have had an impact upon neighbouring residents. They note that they have made significant capital investment in the site to reduce the impact of their operation upon neighbours. The new spray booths are part of that continuing process. They have also stated that if problems arise in the future, they are willing to adjust their working hours or engineer a solution until the matter is resolved.

The enforcement of previous permissions is not a matter for consideration by the committee. It is the merits of the current proposal which should be considered and whether the proposed mitigation and conditions would ensure that noise and odour from the operation of the spray booths is acceptable in this location.

Conclusion

It is considered that the proposal would not have any significant adverse impact upon either the amenities of neighbours or the appearance of the buildings. The new plant

proposed would be quieter and more efficient than the existing similar facility and its proposed location, closer to residential property, is considered to be acceptable. The applicant has demonstrated that the dispersal rates at the height proposed are adequate to prevent any undue impact on residential amenity in terms of odours from the use of the spray booths.

Overall, there is no objection to the principle of development in terms of Policies CS1 and CS6 and the proposal would comply with policies CS2, EV/1 and E/7 with regard to the impact on the character and appearance of the area and the amenity of occupiers of nearby residential properties.

The consultation period for comments on the Odour Assessment ends on 21st August 2018. Any additional comments which are received will be summarised in the Extras Report. The Council's Environmental Health Officer has commented on this Assessment and their recommendations are reported above.

RECOMMENDATION

Grant Conditionally

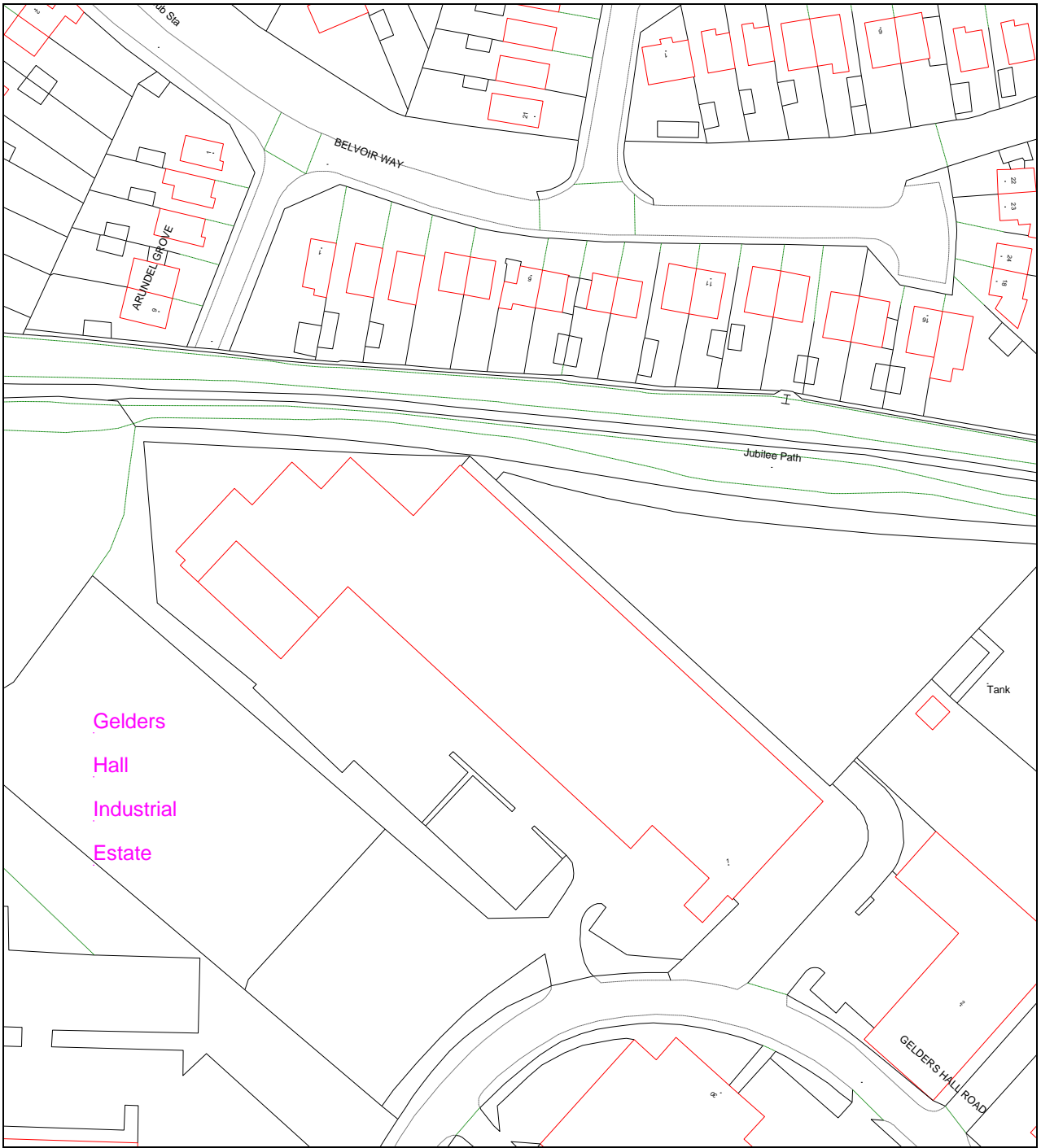
1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
2. The development hereby permitted shall be carried out only in accordance with the details and specifications included in the submitted application and as shown on the drawings below:
Location and Block Plans – Drawing number 007
Existing Front and Left Elevations – Drawing number 001
Existing Rear and Right Elevations – Drawing number 002
Existing Roof Plan – Drawing number 003
Proposed Front and Left Elevations – Drawing number 004
Proposed Rear and Right Elevations – Drawing number 005
Proposed Roof Plan – Drawing number 006
Received by the Local Planning Authority on 27th February 2018.
REASON : For clarity and the avoidance of doubt and to define the terms of the permission .
3. The eight number stacks hereby approved shall all have a dark grey finish. This approved development shall be thereafter retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area.
4. Notwithstanding the details shown on the approved plans the four number exhaust stacks shall be constructed at a height of 3 metres above the ridge of that part of the factory roof containing the development hereby approved and shall terminate in either non-restrictive cowls or jet caps.
REASON: To ensure that the effective dispersal of fumes and odour.

5. The spray booths shall not be used other than between 06.00 hours and 17.00 hours Monday to Friday and between the hours of 06.00 hours and 12.00 hours on Saturdays, Sundays and Bank Holidays.

REASON: In the interests of the amenities of neighbours.

6. The spray booths shall not be used before all of the mitigation measures set out in Appendix 2 of the Noise Impact Assessment Report produced by Ramboll, dated 5th January 2018, have been implemented.

REASON: In the interests of the amenities of neighbours.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Delegated planning decisions made by Charnwood Borough Council since the last Plans Committee meeting

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/0331/2	Full	73 Sibson Road Birstall LE4 4DX	Erection of single storey extension to rear of commercial property. (Retrospective Application)	Permission granted subject to conditions	30-Jul-2018	Birstall Watermead
P/18/1047/2	Full	56 Warren Hill Newtown Linford LE6 0AL	Formation of pond with associated smaller feeder pond.	Permission granted subject to conditions	31-Jul-2018	Forest Bradgate
P/18/1196/2	Full	The Pear Tree Inn 8 Church Hill Woodhouse Eaves LE12 8RT	Erection of single storey extension to side of public house.	Permission granted subject to conditions	07-Aug-2018	Forest Bradgate
P/18/0786/2	Full	80 to 86 Brand Hill Woodhouse Eaves Leicestershire LE12 8SS	Demolition of existing dilapidated outbuildings, refurbishment of retained outbuildings, alterations to access drive and formation of parking area to rear of cottages.	Permission refused	09-Aug-2018	Forest Bradgate
P/18/1228/2	Full	Land Adj. 6 Hill Rise Woodhouse Eaves LE12 8QX	Erection of one detached dwelling (revised scheme P/18/0401/2 refers)	Permission granted subject to conditions	09-Aug-2018	Forest Bradgate
P/18/1163/2	Full	True Lovers Walk Loughborough Leicestershire	Variation of condition 2 of planning permission P/18/0614/2 to make amendments to the northern elevation.	Permission granted subject to conditions	08-Aug-2018	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/1007/2	Full	Building 39 10- Charnwood Biomedical Campus, Normanton Bakewell Road Loughborough LE11 5RB	Erection of Solvent Store and Enclosed Waste Compound.	Permission granted subject to conditions	27-Jul-2018	Loughborough Lemyngton
P/18/1034/2	Full	153A Derby Road Loughborough LE11 5HJ	Retention of extension to side and rear of building.	Permission granted unconditionally	01-Aug-2018	Loughborough Lemyngton
P/18/1139/2	Full	145 Nanpantan Road Loughborough Leicestershire LE11 3YB	Erection of two storey dwelling (Revised scheme P/16/1560/2 refers).	Permission granted subject to conditions	18-Jul-2018	Loughborough Nanpantan
P/18/1089/2	Full	Tributary of the Burleigh Brook Adjacent to: Garendon Wing Holywell Park Loughborough Loughborough University LE11 3UZ	Installation of a weir to a tributary of the Burleigh brook	Permission granted subject to conditions	01-Aug-2018	Loughborough Nanpantan
P/18/0545/2	Full	Loughborough Endowed Schools Burton Walks LOUGHBOROUGH LE11 2DU	Erection of two storey sports pavilion, installation of Astro pitch and associated facilities.	Permission granted subject to conditions	03-Aug-2018	Loughborough Southfields
P/18/1105/2	Full	146 Knightthorpe Road Loughborough LE11 5JU	Erection of dwelling following demolition of existing dwelling.	Permission granted subject to conditions	07-Aug-2018	Loughborough Storer
P/18/1032/2	Full	Land between Nos. 206 and 208 Loughborough Road Mountsorrel LE12 7AX	Erection of dwelling.	Permission granted subject to conditions	03-Aug-2018	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/17/2451/2	Full	Seagrave Park Seagrave Road Sileby Leicestershire	Removal of condition 4 of materials not discharged in time of plots 11, 12, 42, 43, 45, 83 and 130 of planning permission P/15/0531/2.	Permission granted subject to conditions	02-Aug-2018	Sileby
P/18/0399/2	Full	Gypsum Solar Farm Barrow Road Sileby Leicestershire LE12 7LR	Variation to conditions 2, 8, 15 and 16 of P/14/2359/2 (installation of a solar farm) relating to amendments to the landscaping of the proposed solar farm, additional ecological mitigation (in particular the creation of breeding ponds for Great Crested Newts), and removal of the swale adjacent to the railway embankment.	Permission granted subject to conditions	06-Aug-2018	Sileby
P/18/1072/2	Full	18 School Street Syston Leicestershire LE7 1HN	Variation of condition 2 of P/17/1992/2 to provide front porch and internal passenger lift.	Permission granted subject to conditions	03-Aug-2018	Syston West
P/17/2215/2	Full	Land at North of Pukka Pies High Street Syston Leicestershire	Development of an industrial building with associated offices (Use Classes B1, B2 and B8) together with associated landscaping, highway improvements, parking and servicing and works to create an elevated plateau and flood attenuation (as approved under P/17/0741/2).	Permission granted subject to conditions	03-Aug-2018	Syston West
P/18/0956/2	Outline Planning Permission	Field View Thurmaston LE4 8NX	Outline planning application for 2 dwellings with access from Field View.	Permission granted subject to conditions	26-Jul-2018	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/0809/2	Full	Ratcliffe College 351 Fosse Way Cossington Leicestershire LE7 4SG	Erection of two storey extension to form new fitness suite and multi-purpose studio space, and associated alterations to adjoining existing structure.	Permission granted subject to conditions	16-Jul-2018	Wreake Villages
P/18/1107/2	Full	Farm land off Thrussington Road Ratcliffe On The Wreake LE7 4SQ	Extension to existing agricultural barn	Permission granted subject to conditions	03-Aug-2018	Wreake Villages