



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 Bailey, Bentley (Vice-chair), Campsall, Forrest, Fryer (Chair), Grimley, Hamilton, Lowe, Ranson, Savage, 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, 20th June 2019 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

12th June 2019

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 4

The Committee is asked to confirm as a correct record the minutes of the meeting held on 20th May 2019.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

5 - 47

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

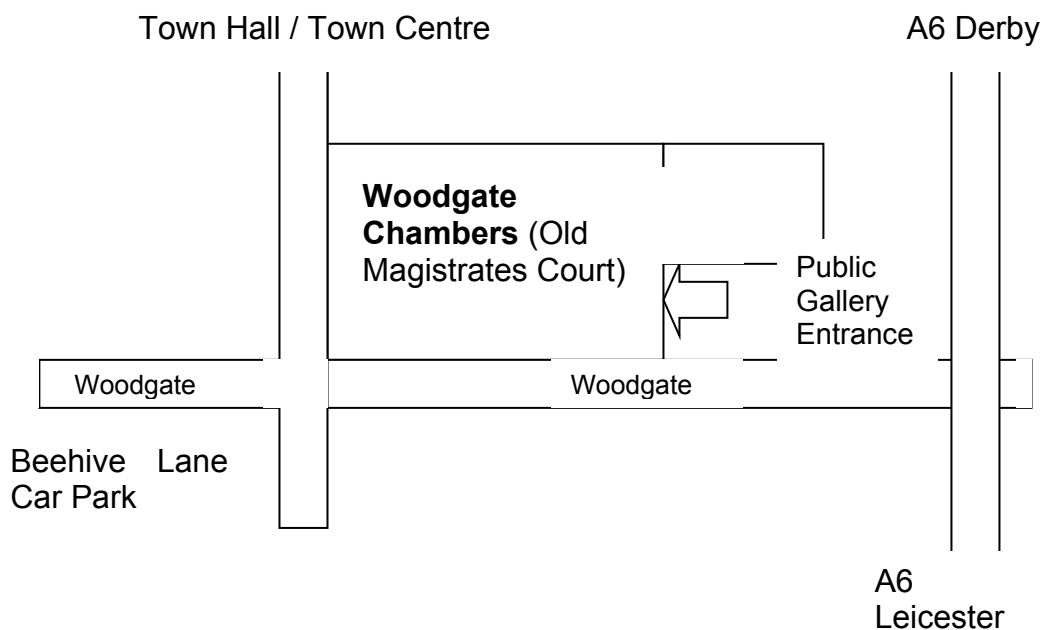
6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

48 - 67

A list of applications determined under powers delegated to officers for the period from 10th May 2019 to 7th June 2019 is attached.

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ



PLANS COMMITTEE 23RD MAY 2019

PRESENT: The Chair (Councillor Fryer)
The Vice-chair (Councillor Bentley)
Councillors Campsall, Capleton, Forrest, Grimley,
Hamilton, Howe, Lowe, Murphy, Ranson and
Tassell

Team Leader Development Management
Principal Planning Officer (PR)
Senior Planning Officer (SH)
Principal Solicitor (KH)
Democratic Services Officer (MH)

APOLOGIES: Councillors Bailey, Savage, Snartt and Tillotson

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She 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.

1. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 25th April 2019 were confirmed as a correct record and signed.

2. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

3. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosure was made:

- (i) by Councillor Forrest – a personal interest in application P/18/2485/2 as the applicant was known to her in a personal capacity; however, she had not discussed the application with him and retained an open mind.

4. PLANNING APPLICATIONS

A report of the Head of Planning and Regeneration, setting out an application for planning permission, was submitted (item 1 in the appendix to the agenda filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following objector and applicant attended the meeting and expressed their views:

- (i) Mr A. Griffiths (objector) and Mr B. Green (applicant) in respect of application P/18/2485/2.

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

- (i) Councillor Hunt, also speaking on behalf of Councillor Shepherd, in respect of application P/18/2485/2.

RESOLVED that, in respect of application P/18/2485/2 (Mr and Mrs B. Green, 30 Leicester Road, Quorn), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and to an additional informative note stating that it would be desirable for the Juliet balcony to the first floor bathroom to be obscure glazed in the interests of protecting privacy.

5. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 15th April 2019 to 10th May 2019 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 24th June 2019 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.

Charnwood Borough Council

Plans Committee – 20th June 2019

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/17/2070/2	<p>Sunrise Poultry Farms Ltd Land on the West Side Rempstone Road Hoton Leicestershire</p> <p>Construction of 2 no. free range egg laying units and 1 no. worker's dwelling (Accompanied by Environmental Impact Statement)</p>	Grant Conditionally	6
2	P/19/0574/2	<p>Russo & France 59 Ashleigh Drive Loughborough Leicestershire LE11 3HN</p> <p>Two storey extensions and alterations to dwelling and conversion into 5 studio flats (Class C3)</p>	Grant Conditionally	31

Item No. 1

Application Reference Number P/17/2070/2

Application Type:	Full	Date Valid:	13 th October 2017
Applicant:	Mr Phillip Crawley		
Proposal:	Construction of 2 no. free range egg laying units and 1 no. worker's dwelling (Accompanied by Environmental Impact Statement).		
Location:	Land on the West side Rempstone Road Hoton Leicestershire		
Parish:	Hoton	Ward:	The Wolds
Case Officer:	Lewis Marshall	Tel No:	01509 634691

This item has been called in to Plans Committee as in the opinion of the Head of Planning and Regeneration the application is potentially controversial and of significant public interest.

Description of the Application

The application site is a parcel of agricultural arable land measuring 34 hectares to the west of Rempstone Road within the Parish of Hoton and located in countryside in planning policy terms. The topography is sloping in a northerly direction towards the Kings Brook and then rises again towards the village of Rempstone located within the borough of Rushcliffe. The northern site boundary (the Kings Brook) is the borough boundary between Charnwood and Rushcliffe. A public right of way runs through the site along the southern edge of the Kings Brook (H100). A further public right of way connects to H100 from H90 from the south. There is a group of egg laying units at Seagrave Road in Sileby, where the main egg packing operation takes place, and a further group at Paudy Lane Walton on the Wolds and a group at Six Hills.

The area around the site is predominantly used for agriculture. The nearest residential property within Rempstone is located approximately 700m to the north west. The nearest residential dwellings within Hoton are located approximately 500m south from the nearest proposed free range unit.

The site's north western corner abuts the boundary of the parkland associated with Stanford Hall, which is located approximately 500m from Stanford Hall itself (DNRC) a grade II* Listed building. Rempstone Hall and Rempstone Church, grade II Listed buildings are located approximately 900m to the north.

This application is for the erection of two free range poultry units to accommodate 64,000 birds on land to the west of Rempstone Road. This is in excess of the 60,000 trigger for an Environmental Impact Statement, (EIS) to be required and accordingly an EIA has been submitted with the application in order to assess the cumulative impacts of the proposal.

The proposed buildings extend to 2800 sq m each. The 2 No. free range egg units are both identical structures which measure 140m x 20m with an eaves height of 3.6m and a ridge height of 6.3m. Each proposed free range egg unit is served by 4 No. circular feed silos which are each 7.6m in height. The proposed buildings are of steel frame construction, with the external cladding being tongue and groove timber weatherboard for the walls, profile sheeting for the roof in juniper green.

Each free range egg unit is subdivided into two bird housing sections, together with a central area for egg packing and storage. The central packing area includes an automated egg packer and an egg storage area. Egg conveyors will lead from the bird areas and link into the egg packer within the collection and service area of each building. The bird housing areas include a multi-tier system, which includes rows of tiered perches, which are situated over manure belts. The bird areas include automated chain feeders and non-drip drinkers.

Landscape planting mitigation has been designed into the scheme through extensive areas of additional tree planting to provide for screening of the proposed building and enhancement of the ranging area. It is also proposed to gap up and increase the height of the hedgerows along Rempstone Road.

An agricultural workers dwelling is proposed close to the sites frontage with Rempstone Road. This is in the form of a brick built 1.5 storey dwelling with detached garage. The need for an agricultural workers dwelling on grounds of operational and functional need is accepted.

The Environmental Impact Statement discusses Odour, Flies, Waste and Vermin, Ammonia Deposition and Ecological Impacts, Flood Risk, Drainage and Protection of the Water Environment, Highways and Transportation Impacts, Landscape and Heritage Impacts. It concludes that none of these considerations would have a material impact on the environment or residential amenity. The site would fall under the control of the Environment Agency under the Environmental Permitting Regime. The Environmental Permitting Regulations (England and Wales) 2016 require regulators to control certain activities which could harm the environment or human health.

The driving force behind the proposal is a shift in consumer demand towards the free range egg production market. UK Supermarkets have pledged not to stock colony produced eggs beyond 2025. As a result of this shift in demand, Sunrise Poultry Farms Ltd are seeking to expand their free range egg production in order to replace their existing colony cage production.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

The Core Strategy is less than five years old, is positively worded and consistent with the aims and objectives of the NPPF. The policies within the Core strategy are therefore considered to carry full weight.

CS1 – Development Strategy sets out the development strategy and directions of growth for the Borough.

CS2 – High Quality Design requires new developments to respect and enhance the character of the area, protect the amenity of people who live and work nearby and function well and add to the quality of the area.

CS6 – Employment and Economic Development supports development that will promote growth, job opportunities and prosperity.

CS10 – Rural Economic Development supports the sustainable growth and expansion of businesses in rural areas both through the conversion of existing buildings and well-designed new buildings provided that the scale and character of the development is designed and operated so as to cause no detriment to the character and appearance of the countryside.

CS11 – Landscape and Countryside supports and protects the character of the landscape and countryside by requiring new development to protect landscape character by taking account of relevant local Landscape character Assessments and supports rural economic development, or residential development that has a strong relationship with the operational requirements of agriculture.

CS12 - Green Infrastructure states that we will protect and enhance our green infrastructure assets for their community, economic and environmental values.

CS13 – Biodiversity and Geodiversity supports development that protects, enhances, restores or recreates bio-diversity.

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.

CS25 – Presumption in favour of sustainable development. This policy reflects the NPPF and reinforces the positive approach the Council will take in respect of sustainable development.

Borough of Charnwood Local Plan

The saved policies of the Local Plan (2004) are more than five years old and therefore do not carry full weight. However, it is considered that those saved policies are still considered to be consistent with the aims and objectives of the NPPF and the more recently adopted core strategy and therefore carry significant weight.

Policy EV/1 deals with all new developments and states that the amenity of adjacent residential properties should be protected particularly in terms of privacy and light.

Policy CT/1 is concerned with the principle of development in the countryside and confirms that development essential to the long term operation of agriculture is acceptable in principle where there would be no significant adverse environmental impact.

Policy CT/2 states that where development is acceptable in principle it will be permitted where it would not harm the character and appearance of the countryside.

Other material considerations

The National Planning Policy Framework (2019)

The National Planning Policy Framework (chapter 7) sets out a presumption in favour of sustainable development. The framework identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being. One of the principles of planning is to seek a good standard of amenity for all existing and future occupants of land and buildings. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Environmental Impact Assessment (EIA) Regulations 2017

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 provide for the submission of an Environmental Statement for certain types of development. The regulations prescribe the types of development for which EIA is mandatory (Schedule 1 Development). Regulation 17a provides for mandatory EIA with all proposals which exceed 60,000 laying hens.

Town and Country Planning (Listed Building and Conservations areas) Act 1990

Requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas and special regard shall be had for preserving Listed building s and their settings.

Leading in Design SPD

The adopted Leading in Design Supplementary Planning Document is a working document intended to encourage, promote and inspire higher design standards in development throughout Charnwood.

Landscape Character Appraisal

The Borough of Charnwood Landscape Character Assessment was prepared in July 2012. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource. The document 'provides a structured evaluation of the landscape of the borough including a landscape strategy with guidelines for the protection, conservation and enhancement of the character of the landscape, which will inform development management decisions and development of plans for the future of the Borough'.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of

all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

National Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

Relevant Planning History

None relevant to this site. However, several applications for similar scale free range and barn egg chicken sheds have been approved within the locality as below:

P/97/0172/2 - Land (9.3ha) South-east of Black Lane
P/04/0081/2 - The Poultry Farm, 32 Black Lane
P/07/0482/2 - Land adjacent Big Lane, Seagrave
P/10/2236/2 - Land adjacent Big Lane, Seagrave
P/14/0707/2 - Land off Paudy Lane Seagrave
P/16/2800/2 - Land at Black Lane, Walton On The Wolds, Leicestershire

Responses of Statutory Consultees

Leicestershire County Council as Highway Authority raises no objection and advises that, in its view, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the National Planning Policy Framework (NPPF), subject to a number of planning conditions be attached to any permission granted.

Leicestershire County Council as Lead Local Flood Authority (LLFA) raises no objection and advises the Local Planning Authority that the proposals are considered acceptable to the LLFA and advise a number of planning conditions be attached to any permission granted.

The Environment Agency raises no objection to the proposals and confirms the operation of the proposed use would be controlled by the Environmental Permitting Regulations (England and Wales) 2016. The permit would cover the following matters:

- Management – including general management, accident management, energy efficiency, efficient use of raw materials and waste recovery.

- Operations - including permitted activities and operating techniques (including the use of poultry feed, housing design and management, slurry spreading and manure management planning).
- Emissions - to water, air and land including to groundwater and diffuse emissions, transfers off site, odour, noise and vibration, monitoring.
- Information - records, reporting and notifications.

Charnwood Borough Council Environmental Protection confirms that the activity will require an application for a permit under the Environmental Permitting Regulations (England & Wales) Regulations 2016 to the Environment Agency. If the application is successful, appropriate conditions will be included in the permit to ensure that the site is operated in such a manner as to prevent or minimise the risk of pollution of the environment, including odour, flies and vermin.

Natural England raises no objection and considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

Historic England did not wish to offer any comments. They suggest that the Local Planning Authority seek the views of its specialist conservation and archaeological advisers, as relevant.

Leicestershire County Council Public Rights of Way advises that the development would have a significant impact on the public rights of way and the character of the countryside they run through. They note that footpath H90 would be enclosed by wire netting fences on both sides to a width of 3 metres, but there is no detail on how the surface will be treated to ensure it is sustainable. Nor is there any detail on how H100 will be accommodated next to or on the access road, or of how the development will look from the footpath. It is suggested that these issues are addressed in the Rights of Way management plan condition as recommended.

Nottinghamshire County Council Area Rights of Way (Rushcliffe) advises that according to the site location plans submitted, there are no public rights of way affected by the proposal as land south of Kings Brook is within the Leicestershire border.

Other Comments Received

Cllr. Bokor has raised an objection to the proposal and has reiterated the concerns raised by residents on the following grounds:

- The development would be in the open countryside
- There are a number of existing egg laying units in the area which have caused problems in the past such as odour and fly infestation
- The development would cause major traffic issues on country roads
- It is not considered any amount of planning conditions mitigate these problems.

Hoton Parish Council objects to the application on the following grounds:

- New development in the open countryside
- Loss of amenity to the adjacent public right of way
- Harm to the character of the countryside

- Impact on listed buildings and approach to Hoton Conservation area
- Concern that the proposed access has limited visibility
- Conditions are suggested should planning permission be granted.

Rempstone Parish Council objects to the application on the following grounds:

- Increased traffic and risk of accidents
- Visual impact, particularly from Stanford Hall
- Odour and noise would travel downwind towards Rempstone
- Risk of Avian Flu spreading to the wider area
- Surface water polluting Kings Brook
- Vermin and insects in the summer
- Errors on application form
- Impact on the enjoyment of using the public right of way
- Existing environmental issues at other sites operated by the applicant
- Impact on human health, particularly respiratory conditions caused by poultry dust
- Impact on wildlife associated with Kings Brook.

The Defense and National Rehabilitation Centre Stanford Hall DNRC made the following comments in respect of the application:

- There is no objection to the principle of the application given that it proposes an agricultural use on agricultural land.
- Whilst the principle of the proposed use is in itself not of concern, there is the risk that unless the poultry unit is properly planned, constructed, managed and maintained that it could have a significant impact on the DNRC and its residents by virtue of noise, odour, vermin, flies. Accordingly, it is requested that equipment used to mitigate any potential impacts is secured by way of a planning condition.
- Requests that planting be included to the north of the proposed units to better screen the development from
- Requests that the grain silos be of an appropriate colour to reduce prominence in the landscape and be devoid of any advertising.

Rushcliffe Borough Council made the following comments in respect of the application:

- Request that regard be had for the setting of heritage assets
- States that it is important that any impacts upon the landscape character and the visual amenities of the area are mitigated through the use of planting to reinforce existing boundaries.
- Suitable screening should be secured to ensure there would only be low to moderate visual impacts upon receptors, including the public right of way within Rushcliffe to the north
- The impacts of the proposal upon ecology should be carefully assessed.
- In terms of the living conditions of nearby dwellings, the closest residential property within Rushcliffe is Sutcliffe Cottage, which is located approximately 0.7km to the north east of the application site, beyond which is the village of Rempstone. Residential properties in Rempstone village and the surrounding area, plus the Defence and National Rehabilitation Centre at Stanford Hall, could be affected by odour and/or noise. The prevailing wind in this area comes from the South West

direction and would affect primarily Rempstone Village. The impacts upon these sensitive receptors should be carefully assessed.

Campaign to Protect Rural England (Charnwood) objects to the application raising the following concerns:

- Impact on and loss of the open countryside
- Highway safety due to large vehicles and existing congestion on the A60
- Permission for unessential workers dwelling will lead to further dwellings on the site
- Existing residential accommodation available to rent or buy nearby.

Loughborough & District Group of the Ramblers Association advises that the positioning of the development alongside footpath H100 and the section of H90 running east/west would be visually prominent, disrupting the view to the rolling hills to the south. This would be detrimental to the enjoyment of users. A hard bound surface to the footpath is requested should the application be approved.

Leicestershire Footpath Association objects to the application stating that the development is inappropriate and out of character with the surrounding countryside. It will have a significant impact for walkers using footpaths H86 and H90 The visual impact from bridleway H88, which runs at a higher level along the southern boundary of the site, will also be significant, marring what are currently purely rural views.

There have been 206 letters from 137 different people/addresses through the course of the application that have been received, the concerns raised are summarised below:

- Development in the open countryside contrary to local policy
- Impact on landscape
- Impact on Heritage Assets
- Potential for noise
- Potential for odour
- Gas pollution
- Impact on wildlife of Kings Brook
- Pollution of ground and local watercourses
- Impact on the enjoyment of and access to the public footpath
- Impact on highway capacity of A60 and A6006
- Impact on highway safety due to speed and narrowness of A60
- Impact on highway safety due to limited visibility
- Increased risk of avian influenza
- Impact on the residents recovering at DNRC
- Risk of flies and vermin
- Increased noise and pollution from vehicle movements
- Unnecessary agricultural workers dwelling
- Noise during construction
- Will set precedent for further development of the site
- Animal welfare and cruelty
- No benefits to local people
- Loss of property value

- Other locations are more suitable away from residential areas
- Impact on trade to local public houses
- Impact on potential for housing development in the area
- Increased risk of crime in the area
- Increased light pollution
- Increased risk of flooding
- Lack of detail in submitted application

Consideration of the Planning Issues

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

- Principle of development
- Design and the Impact on the character of the landscape and countryside
- Environmental impact in terms of odour, flies, noise and ammonia
- The Impact on Residential Amenity
- Impact on Ecology
- Impact on Heritage assets
- Highway Safety
- Other Matters

The Principle of the Development

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 Borough of Charnwood Local Plan are therefore the starting point for consideration.

Policy CT/1 supports small scale new development essential to the efficient long term operation of agriculture. Policy CS10 of the Core Strategy (2015) supports the sustainable growth of and expansion of businesses in rural areas and supports farm diversification whereby farming remains the dominant element of the business. Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including: "the breeding and keeping of livestock (including any creature kept for the production of food.....".The keeping of poultry for egg production accordingly falls under the definition of agriculture.

It is understood, from the applicant, that the new buildings are required to help fulfil increasing space standards, demanded under changes to regulations, relating to poultry keeping. Most of the farm's buildings were at one time battery units, allowing a greater number of hens to be kept in a smaller space. This is no longer acceptable in terms of egg production and the farm has been undergoing a switch to free range units. This has necessitated a batch of planning applications for new poultry buildings over recent years. In order for the farm to remain commercially viable, in the long term, it is accepted that there is a need for some new buildings and that this current application is part of achieving that strategy.

The proposal is appropriate in scale for the function it provides, its agricultural use, and essential for the long term efficiency of the farm business, accordingly it is considered to

comply with CT/1, and CS10 providing it does not have a significant adverse environmental impact. This is discussed below under headings relating to the specific areas of potential impact.

In terms of the agricultural workers dwelling, the application site is within the countryside where new residential development is permitted only in exceptional circumstances. These include economic/residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries. This proposal would provide a permanent base from which the applicant can operate the units. The functional need for an on-site dwelling has been demonstrated through the information accompanying the application and confirmed by the independent appraisal. Revised budget information has also been independently assessed and provides evidence to demonstrate that the proposal is economically sustainable.

On this basis, the principle of an agricultural workers dwelling is acceptable as it would accord with relevant and up to date development plan policies: CS10 and CS25 of the Core Strategy and saved Policies CT/1 and CT/2 of the adopted Local Plan as well as the NPPF.

A condition limiting the occupation of the dwelling where it is only in association with the egg laying units will ensure that the dwelling remains associated with the application site/ local area. A condition is recommended which requires that the dwelling is occupied only in association with the agricultural use.

Design and the Impact on the Character of the Landscape and Countryside

Local plan policies CT/2 and CS11 requires new development to protect landscape character and the rural tranquillity of the countryside. Policy CS10 in addition to CS11 and CT/2 also supports rural economic development, particularly agricultural diversification providing that it does not have a detrimental impact on the character and appearance of the countryside. Policy CS2 and EV/1 require a good standard of design that responds positively to its context.

The site falls within The Wolds landscape character area. This is a relatively contained area which forms the north easterly part of the borough. The local landscape can be considered to be a medium to large scale rolling landscape with some exposed ridges. There is a combination of open countryside, sheltered valleys and some extensive views with some woodland cover. The settlement of Hoton is visually contained within its landscape context. The landscape directly north of The Wolds falls within Rushcliffe Borough Council and the Melton and Rushcliffe Landscape Sensitivity Study August 2014. Within this, the study area to the north falls within the Landscape Character Unit (LCU) 17: Nottinghamshire Wolds: East Leake Rolling Farmland. The two areas are considered to have similar landscape characteristics.

The application is supported by a Landscape and Visual Impact Assessment. Officers concur with its findings that the visual envelope is limited and there would be limited to no visibility from within Hoton including the Wymeswold Road to the east which has vantage looking across fields and Rempstone. The greatest visual effects will be on receptors within the site itself, and particularly those using the public rights of way. However, it is considered and accepted that most of the mitigation measures will reduce visual impacts over time and the style and scale of the buildings proposed are of an agricultural form and therefore not

out of character within the setting of the public rights of way or the wider countryside landscape.

The proposed development will be located at the lowest point of the site on flat areas of land close to the northern boundary which is currently screened by existing trees and hedgerows along the Kings Brook. It is considered that the proposed units and dwelling would have a degree of visual impact, particularly from within the site and to users of Rempstone Road. However, due to its location within a valley, the topography of the area, the use of existing and proposed landscaping, and the sensitive choice of material and colour to the external finishes, it is considered the proposal would not cause unacceptable harm to the character and appearance of the countryside landscape to an extent that would sustain a reason to refuse the application and therefore broadly complies with policies CT/2 and CS11.

Impact on the Public Rights of Way

The application site contains a number of public rights of way within and adjacent to its boundaries. Policy CS12 states that we will protect and enhance our green infrastructure assets for their community, economic and environmental values.

The Public Rights of Way Access Officer consulted as part of the application states that the development would have a significant impact on the public rights of way and the character of the countryside they run through. Objections have been received from local residents and walking groups on grounds that the development would reduce the enjoyment of walking this section of the public right(s) of way.

Whilst it is accepted that the proposal would most significantly impact on users of the public right(s) of way, the impacts would be localised to the site and the site boundaries due to the topography of the landscape which surrounds the site. Overtime, mitigating landscaping would reduce the impact on the landscape and use of the public rights of way within and adjacent to the site. Furthermore, the proposal is for an agricultural use on agricultural land, and the presence of agricultural buildings within this setting would not appear wholly out of character or harmful to the countryside. The Public Rights of Way Officer has recommended a number of conditions should planning permission be granted which shall ensure the public right of way remains accessible during construction and thereafter in perpetuity. It is considered, on balance that the proposal would not cause such significant harm to the character of the countryside, that a reason to refuse the application on such grounds could be substantiated. The proposal is considered to broadly comply with Policies CS11 and CS12 in this regard.

Environmental impact in terms of odour, flies, noise and ammonia

Odour

The closest residences not associated with the proposed poultry units are located at Hoton, the closest of which are approximately 500m to the south on the northern edge of the village of Hoton. The nearest dwelling within Rempstone is located approximately 700m to the north west. The edge of the settlement of Rempstone is located approximately 900m to the north and north west. Stanford Hall (DNRC) is also located approximately 500m to the north east.

Within the Environmental Impact Statement, (EIS), the main odour emissions are identified as being from the end extraction fans and the roaming areas. Twenty-nine discrete receptors have been defined at a selection of nearby residences and commercial properties. Odours from poultry houses are usually placed in the moderately offensive category. Therefore, for this study, the Environment Agency's benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 ou^F/m³ over a one year period, is used to assess the impact of odour emissions.

Odour emission rates from the proposed poultry houses have been assessed and quantified based upon an emissions model that takes into account the likely internal odour concentrations and ventilation rates of the poultry houses. The odour emission rates obtained have then been used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area.

The modelling predicts that, at all nearby residences and commercial premises surrounding the site of the proposed poultry houses, the odour exposure would be below the Environment Agency's benchmark for moderately offensive odours which arise from intensive farming units.

It is noted, however, that the EIS fails to recognise the presence of the proposed agricultural workers dwelling which potentially lies within the above threshold zone of the odour emission zone. Whilst this has been taken into consideration it must be balanced against the fact that this is proposed to be a manager's dwelling which has been located deliberately close to the proposed use to provide supervision. Accordingly there is a reasonable expectation, on behalf of occupiers, that some impact from the units could be expected.

A number of local residents have raised the issue that odour problems are caused not just by the units themselves but due to the practice of transporting waste uncovered in dirty trailers and because of poor management of the waste at the receiving farm. There is no documented evidence of this which could be used to support a refusal of planning permission and no data has been provided to suggest that it is an ongoing issue. If the problems are occurring it is likely that this is not consistently the case but that there are sometimes instances of it which are giving rise to concern. A condition requiring all vehicles transporting waste from the unit to be securely covered would be difficult to enforce and would not effectively deal with intermittent bad practice. It would also duplicate other controls outside the planning system and is considered unnecessary in this respect.

The findings of the EIS are not disputed by the Council's Environmental Health Officer. It is also recognised that the EA permit, which would now be required, provides additional controls over the way the use operates and including waste management. Accordingly it is not considered that the proposal would give rise to unacceptable levels of odour.

It is therefore considered that the proposal would not result in unacceptable adverse impact on amenity of residential properties within the sites locality and therefore does not conflict with policies CS2 and EV/1 in respect of residential amenity.

Flies

Flies have been a source of nuisance at some of the older Walton on the Wolds buildings and those at the main site at Sileby in the past. The main cause of flies is manure which, if

untreated and left in situ, provides an ideal breeding ground, particularly in warmer weather. It is understood that previous problems resulted from poor management of manure. Older units operate a layered manure disposal system where hens are kept on a gridded floor with waste and manure falling through beneath them. The layers of waste are then periodically treated with larvicide to kill fly maggots. Within this system the waste is only cleared out between bird life cycles when the shed is cleared resulting in large amounts of manure to be monitored and managed.

The proposed sheds would be cleaned via a belt cleaning system which would regularly remove manure (twice weekly) so that it can be transported from site and disposed of elsewhere. This type of system seldom gives rise to fly nuisance as the manure is not on site long enough for fly eggs to hatch. It is understood the manure would be taken in covered trailers to any number of receiving farms where it is stored until spread as fertiliser. It is treated with larvicide in storage, at the receiving farm, if necessary.

Environmental Health Officers support the belt cleaning method and actively encourage its installation within new units. The EA permit would also require this type of system as a best available technique (BAT).

Concerns have been raised by residents that the proposal would lead to an increase in other types of vermin. Modern poultry units are required by the Environmental Permitting Regime to have a formal contract arrangement in place with a pest control contractor to prevent infestation from vermin. The buildings are proposed to operate sealed feed storage and feed lines. No external storage of feed is allowed, and hence the potential to attract vermin is minimised.

It is not considered that the proposal itself will give rise to fly nuisance or exacerbate existing problems as stated by objectors providing a belt clean system is used and the fly management plan used across the farms is employed. It is therefore considered that the proposal would not result in unacceptable adverse impact on amenity of residential properties within the sites locality and therefore does not conflict with policies CS2 and EV/1 in respect of residential amenity. Suitably worded conditions will be imposed that require the applicant to submit and adhere to a management plan.

Noise

Noise was scoped out of the submitted EIS. The submitted EIS states that the proposed development involves limited noise generation, with the main potential sources being the operation of the ventilation fans, HGV movements and the filling of feed bins. This is accepted by the Environmental Protection Officer. Noise has been scoped out of the full assessment. Noise generation from modern poultry buildings has essentially been designed out. The buildings are insulated which attenuates any noise created by the birds themselves. The buildings operate with a power ventilation system consisting of ridge fans and inlet vents in the side of the building. The ventilations fans are located within the building, suspended a 300mm below the ridge. Above the fans is an insulated chimney which is of cylindrical design. The chimney protrudes above the ridge of the building. Locating the fans within the building, and the presence of the insulated chimney sufficiently attenuates the noise generated by the fans to ensure it is not audible from any sensitive receptor points beyond the site boundaries. The site is remote from neighbours, being more than 500m from the proposed buildings to the closest dwelling unconnected with the farm. This level of

separation is more than sufficient to protect residential amenity. The Environment Agency Environmental Permitting Guidance requires detailed noise assessment if there is a receptor within 400m of the proposed development.

Deliveries to the proposed site will be scheduled during the normal working day and secured by planning condition. Noise from ventilation fans may, on occasion, become noticeable when walking along the public rights of way; however, the fan capacity of the building has been calculated to ensure optimum ventilation. At times when the fan noise is most likely to be heard, i.e. at night time, it is likely that the fans will not be in full operation due to decreased night time temperatures.

The biggest source of noise would be from the fans which cool the units, HGV movements and the filling of feed bins. The EIS concludes that noise should be scoped out as there are no protected dwellings within 400m, which is an advisory separation distance between intensive livestock installations and residential property. As a result no noise survey has been produced. For similar installations where noise surveys have been provided they have not demonstrated that noise is a material impact.

It is not considered that the proposal would give rise to a noise nuisance that would justify refusal of planning permission and therefore does not conflict with policies CS2 or EV/1. However, it is recommended that a condition restricting delivery times within noise sensitive hours should be imposed.

Ammonia

Ammonia emission rates from the proposed poultry houses have been assessed and quantified based upon the Environment Agency's standard ammonia emission factors. The ammonia emission rates have then been used as inputs to an atmospheric dispersion and deposition model which calculates ammonia exposure levels and nitrogen and acid deposition rates in the surrounding area and the impact of this on designated sites. There are six areas designated as Local Wildlife Sites (LWSs) within 2 km of the site of the proposed poultry houses. There are also three Sites of Special Scientific Interest (SSSIs) within 5 km. There are no internationally designated sites within 10 km of the site of the proposed poultry houses. For the proposal it has been concluded that predicted cumulative levels would be below that of 20% critical level for an SSSI and 100% for non-statutory wildlife sites. Based on this it is not considered that ammonia levels would have an adverse environmental impact sufficient to justify refusing planning permission on ecological or amenity grounds.

Residential Amenity and Lighting

The proposal does not involve any permanent or fixed lighting sources, only security lights on a timer for when night time access is necessary. Therefore there will be negligible impact in terms of lighting and therefore lighting is scoped out of the full assessment. A condition that requires details of any external lighting to be submitted and approved is recommended.

The Environment Agency and the Local Authority Environmental Protection team have raised no objection to the application and have suggested suitable conditions.

In addition to the considerations above in terms of noise, flies, odour and ammonia, Policy CS2 and EV/1 also require that regard be had for the amenity of residents in terms of privacy and light. The site is remote from any residential dwellings that would be affected in terms of privacy or light. Accordingly, it is considered the proposal complies with policies CS2 and EV/1 in respect of residential amenity.

Impact on Heritage Assets

The application site is considered to be located within the setting of a number of designated heritage assets. These include the setting of Grade II* Listed Stanford Hall and its associated Grade II Listed park and garden and the Grade II Listed Rempstone Hall and Rempstone Church. Whilst these assets are outside of the Charnwood Borough boundary, nonetheless, they are material considerations and an assessment of any impact on their significance should be undertaken. It is not considered that due to the topography of the landscape and proximity to the site, that the Hoton Village conservation area and its setting is affected by the proposed development.

Paragraph 190 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

In the case of determining planning applications, Section 66 of the Town and Country Planning (Listed building and Conservation areas) Act 1990 requires that special regard shall be had for preserving and enhancing Listed Buildings and their settings.

The EIA is supported by a Heritage Impact Assessment. This considered the impact on designated heritage assets and concludes that there would be limited adverse impact. Officers agree with the findings of the Heritage Impact Assessment and conclude that the proposal would preserve the setting of heritage assets and their significance. There would be less than substantial harm to the significance of heritage assets, namely Stanford Hall and its registered park and garden, Rempstone Hall and Rempstone Church. The limited harm identified would be considered as less than substantial and would be outweighed by the public benefits, which in this case are considered to be the economic benefits of supporting a local business in expanding and diversifying to meet market demands and the creation and protection of local jobs. The proposal would also support local food production. The proposal is therefore considered to comply with paragraphs 190-196 of the NPPF.

The proposal would serve to preserve the setting of designated heritage assets, an objective considered to be desirable within section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposal is therefore considered positively in relation to the duty under that section of the 1990 Act.

Ecology

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats.

The proposal is offset by the provision of an extensive area of tree planting around the proposed building which provides for additional foraging habitat. The Councils Senior

Ecologist raises no objection and states that the proposal, by virtue of the amount of proposed planting which provides a means to avoid a biodiversity net loss. This is subject to additional planting further north to absorb additional run off generated by the hard surfaced areas which will reduce the potential for contaminated run off falling into Kings Brook. It is also suggested that that exact details of fencing along Rempstone road be agreed to ensure that the hedgerow has sufficient space to grow and augment. Exact details of planting and fencing will be required by planning conditions prior to the use commencing, which shall be retained and maintained in perpetuity.

It is considered that the proposal accords with policy CS13 in respect of biodiversity and ecology.

Highway Safety

Paragraph 109 of the NPPF states that; new development should only be resisted on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

The Applicant has advised the proposals would generate two HGV deliveries for food each week along with three for the collection of eggs. In addition there will be two tractor movements each week to remove manure from the site. There would be three members of staff on site each day, along with a manager visiting the site. The applicant has also indicated that the dwelling on the site could generate between six – eight vehicle movements per day, however as this is to be occupied by a member of staff the number of trips is likely to be reduced. Every 15 months the number of HGV movements would increase by an average of two additional daily movements in order to remove the existing birds and bring new birds in. This would be undertaken over a five week period.

Overall the Applicant advises the use of the site is likely to generate approximately 16 car movements and two HGV movements per day. It is considered that this relatively low number of vehicular movements can be accommodated on the wider highway network.

The Applicant has confirmed the visibility splays to be 2.4 metres by 184 metres looking to the south and 2.4 x 154 metres looking north from the site access. The visibility splay to the north is measured to the centre line of the carriageway as opposed to a one metre offset distance from the kerb. This splay is six metres short of the distance required within the Leicestershire Highways Design Guide (LHDG) The Applicant has submitted a speed survey in order to justify the substandard visibility splay for an access on a road of this type.

The results of the speed survey show that the 85th percentile speeds are 53.2 mph at the proposed access. Whilst the visibility splay is six metres short of the 160 metres required within the LHDG, the Local Highway Authority consider that due to the bend in the road drivers are unlikely to be approaching the site access in excess of the recorded 85th percentile southbound speed of 53.2mph, which was recorded at the proposed site access.

Overall, given the site specific circumstances outlined above, and the low volume of traffic that would be generated by the use, the Local Highway Authority do not consider the proposals would lead to a 'severe' impact in accordance with the NPPF. Therefore, subject to the imposition of conditions recommended by the Local Highway Authority, the Local Planning Authority does not consider this development will have a severe impact on the

highway in accordance with Paragraph 109 of the NPPF and therefore a reason for refusal on such grounds could not be sustained.

Other matters

Concern has been raised with regards to local properties losing value should the proposal be approved. Loss of property value is not a material planning consideration and cannot be taken into account in the determination of the planning application.

Some residents have claimed that the proposal if approved would prejudice future development for housing in the area. The area is located in the countryside and there are no existing national or local policies that would support largescale housing development within the locality of the site.

Some residents have claimed that there are more suitable sites available for this type of development and that it will set a precedent for further development on this site and within neighboring fields. The local planning authority can only consider the application that is submitted, which includes the quantum of development and the site's location. A balanced judgment is required as to whether unacceptable harm would arise should it be located on the proposed site. Officers consider the site to be appropriate for the use proposed. Furthermore, should further applications be submitted in the future, these would have to be considered on their individual merits and within the policy context at that time.

Concerns have been raised regarding noise during construction. Given the distance from residential properties, and the fact that construction would take place during normal working hours, it is not considered that disturbance during construction is a material consideration in this case. In any event, it is recommended that a construction management plan be required by condition, which shall include hours of construction to be agreed with the local planning authority.

The Lead Local Flood Authority have confirmed that the site is within flood zone 1, being at low risk of fluvial flooding. However the northern boundary of the site borders flood zone 3, being at high risk of flooding. Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable and advise permission be granted subject to conditions.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies unless material considerations indicate otherwise.

The method of assessment contained in the Environmental Statement and other environmental information is considered sound and robust. The potential significant adverse environmental effects have been appropriately addressed and can be adequately mitigated, subject to the recommended planning conditions and other pollution control regimes.

The Environmental Impact Statement discusses Odour, Flies, Waste and Vermin, Ammonia Deposition and Ecological Impacts. Flood Risk, Drainage and Protection of the Water Environment. Highways and Transportation Impacts. Landscape and Heritage Impacts. It concludes that none of these considerations would result in significant adverse effect on

health or the environment. It is accepted that the proposal would have a significant effect on the landscape, but this is limited to the use and enjoyment of the Public Rights of Way within the site. However, this impact would be localised to areas within and immediately adjacent to the site, and limited to those using footpath H90 along the northern edge of the site. Furthermore, significant planting of trees within the site, between the proposed egg laying units and the Public Rights of Way would reduce this impact overtime, and would mitigate the impacts to an acceptable level.

The proposal accords with the advice given in the NPPF relating to sustainable growth of the rural economy. In addition to CS10 of the Core Strategy It is considered that as the proposal is suitable in terms of scale, essential for the long term operation of agriculture and, (providing correct management procedures are followed), without an adverse environmental impact that it complies with the principles of CT/1. There would be no unacceptable or significant material harm to the character or appearance of the countryside in the long term and accordingly compliance with CT/2 is achieved. The EIA reveals that there would not be a threat to the health or general amenity of nearby residents or ecology meaning that the proposal meets CS2 and CS13. There is nothing to suggest that the proposal would lead to unsafe operation of the road network and accords with the NPPF in this regard.

Accordingly it is recommended having regard to the above considerations that planning permission 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 and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below:

Approved Drawings

1794/1f – Site layout and Location Plan

1794/3i – Site plan Building 1

1794/2 – Floor plans and elevation Building 1

1794/6d – Site plan Building 2

1794/5 – Floor plans and elevations Building 2

1794/9b – Ranging area fencing

1794/8 – Floor Plans and Elevations for dwelling

IPA22222 - Soft Landscape Specification

IPA22222 - 11A Landscape Proposals

Environmental Statement (ES) (Dated January 2019 Prepared By Ian Pick)

ES Appendix 1 – Location Plan

ES Appendix 2 – Odour Impact Assessment

ES Appendix 3 – Ecological Appraisal

ES Appendix 4 – Ammonia Impact Assessment

ES Appendix 5 – Flood Risk and Surface Water Management Report

ES Appendix 6 – Highways Report

ES Appendix 7 – Landscape and Visual Impact Assessment

REASON: For clarity and the avoidance of doubt and to define the terms of the permission

3. Only those materials and finishes specified in the application shall be used in carrying out the development hereby permitted.

REASON: To make sure that the appearance of the completed development is satisfactory in accordance with Policies CS2 and CS11.

4. The hedge located on the eastern boundary of the application site shall be retained and maintained at a height no lower than 5 metres. Any part of these hedges removed, dying, being severely damaged or becoming seriously diseased shall be replaced, with hedge plants of such size and species as previously agreed in writing by the local planning authority, within one year of the date of any such loss.

REASON: The hedge is an important feature in the area and its retention is necessary to help screen the new development and prevent undue overlooking of adjoining dwellings.

5. No development, including site works, shall begin until the hedgerows located on the boundaries of the application site have been protected, in a manner previously agreed in writing by the local planning authority. The hedge shall be protected in the agreed manner for the duration of building operations on the application site.

REASON: The hedgerows are an important feature in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site in accordance with policies CS2 and CS11.

6. The landscaping scheme shall be fully completed, in accordance with the approved details (Soft Landscape Specification by ACD Environmental and Drawing no. 11A Landscape Proposals both dated December 2018) in the first planting and seeding seasons following the issue of this decision or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings in accordance with Policy CS2 and CS11 of the Core Strategy.

7. Notwithstanding what is shown on the approved plans, within three months of commencement of development, exact details of the location, scale, appearance and material of all boundary treatments and fencing shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in the approved form.

REASON: To ensure the satisfactory appearance of the development in accordance with policies CS2 and CS11.

8. No use of the building shall take place until a written plan detailing the frequency and method of manure handling and removal, and a Fly Monitoring and Management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plans shall thereafter be implemented while the unit is in use.
REASON: To ensure that manure is removed from site and fly levels do not reach a level where they are harmful to the amenity of nearby residents.
9. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Redfern Kirton Design drawing 1794/3 Rev H have been implemented in full.
REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2018).
10. The development hereby permitted shall not be occupied until such time as the existing gates to the vehicular access have been permanently removed. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 20 metres of the highway boundary, nor shall any be erected within a distance of 20 metres of the highway boundary unless hung to open away from the highway.
REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2018).
11. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on Rempstone Road that becomes redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.
REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2018).
12. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.
REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.
13. No development shall commence on site until a Public Right of Way management plan has been submitted to and approved in writing by the Local Planning Authority.

Such a plan shall include details of temporary diversion, fencing, surfacing, signing and a time table for provision.

REASON: to ensure the Public Right of Way is safe and available during the period of construction.

14. The Public Footpaths should comprise widths of 3m if enclosed and 2 metres if not enclosed in accordance with the County Council's Guidance Notes for Developers.

REASON: to provide an all-weather route in the interests of amenity, safety and security of users of the Public Right(s) of Way.

15. No trees or shrubs should be planted within 1 metre of the edge of the Public Rights of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.

REASON: to prevent overgrowth of the path in the interests of amenity, safety and security of users of the Public Rights of Way.

16. Prior to construction, changes to existing boundary treatments running alongside the Public Rights of Way, must be approved by the Local Planning Authority following consultation with the Highway Authority.

REASON: in the interests of amenity, desirability, safety and security of users of the Public Rights of Way.

17. Prior to the completion of the development, a signing and waymarking scheme in respect of the Public Right(s) of Way, should be formulated by the developer and approved by the Local Planning Authority following consultation with the Highway Authority.

REASON: to ensure the path is easy to follow through the development in the interests of amenity, safety and security of users of the Public Right(s) of Way.

18. No deliveries shall be taken at or dispatched from the site outside the hours of 07.00 to 22.00 nor at any time on Sundays, Bank or Public Holidays unless otherwise first agreed in writing by the local planning authority.

REASON: To safeguard the living conditions of the occupiers of dwellings in the locality.

19. No unit clearance operations shall be undertaken at or from the site outside the hours of 07.00 to 22.00 nor at any time on Sundays, Bank or Public Holidays.

REASON: To protect the living conditions of the occupiers of nearby dwellings

20. No external lighting, other than emergency and low level lighting, shall be installed or erected except in accordance with details that have first been submitted to and approved in writing by the local planning authority.

REASON: To ensure any external lighting does not result in excessive light spillage or glare which would be harmful to the character of the countryside.

21. There shall be no retail sales from the site as an ancillary activity to the use of the building.

REASON: To minimise traffic generated by the development, in the interests of highway safety

22. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.
REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.
23. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.
REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase.
24. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.
REASON: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.
25. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
REASON: The application site is located in an area where new dwellings are not normally permitted. This grant of permission has been given solely to meet a special agricultural need.
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 or any order revoking or re-enacting that Order, with or without modifications, no enlargement, improvement or other alteration of the dwelling, including conversion of the garage to living accommodation, shall be carried out and no building, enclosure or other structure shall be erected within its curtilage.
REASON: The dwelling is located in open countryside and the carrying out of development of this type may create difficulties in terms of impact on the character of the countryside. Additionally the enlargement of the dwelling may result in it being too large to be suitable for an agricultural worker.

The following advice notes will be attached to a decision

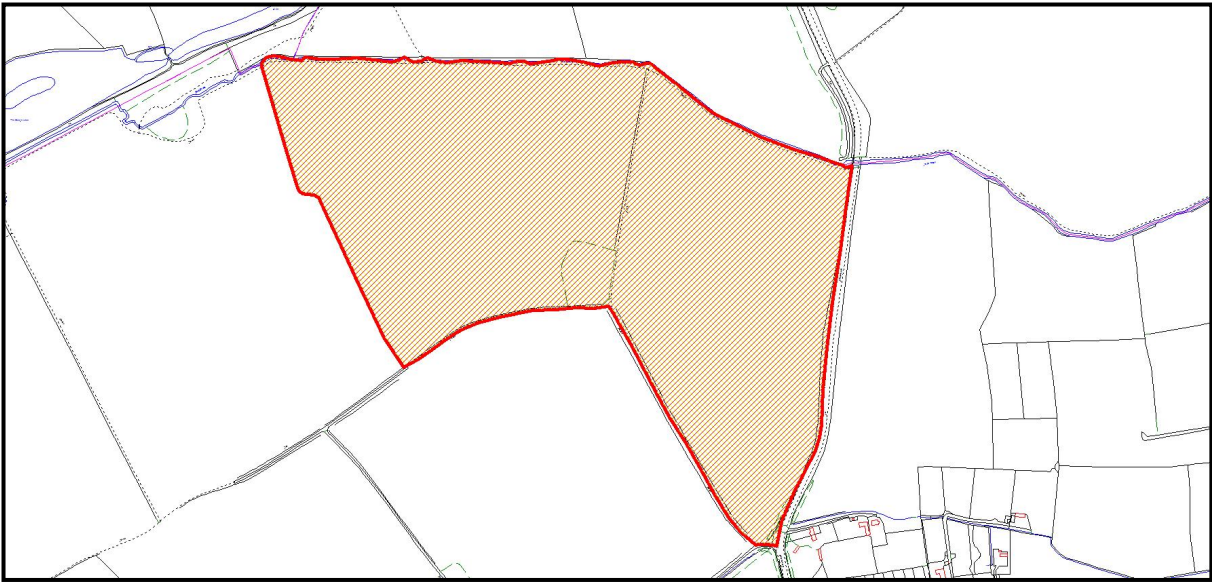
- 1 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, the degree of harm that might be caused to one or more of the issues arising under the submitted Environmental Statement, including (but not exclusively) harm to the character of the countryside, residential amenity and impact on the Heritage Assets are insufficient to warrant the refusal of planning permission when balanced against the mitigating measures

included as part of the application, and when assessed against the wider benefits of this application.

2. Please note that this permission does not confer any consent under the Environmental Permitting Regulations (England and Wales) 2010. You will require a separate permit under the provisions of this legislation.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
5. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).
6. Any works to highway trees will require separate consent from Leicestershire County Council as Local Highway Authority (telephone 0116 305 0001). Where trees are proposed to be removed, appropriate replacements will be sought at the cost of the applicant.
7. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.
8. Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.
9. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and

protection. Details regarding the protection of any proposed infiltration areas should also be provided.

10. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.
11. Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
12. If there are any Public Rights of Way which the applicant considers impracticable to retain on their existing lines, a separate application for diversion is required. It should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
13. Public Rights of Way must not be further enclosed in any way without undertaking discussions with the County Council's Safe and Sustainable Travel Team (0116) 305 0001.
14. If the developer requires a Right of Way to be temporarily diverted or closed, for a period of up to six months, to enable construction works to take place, an application should be made to roadclosures@leics.gov.uk at least 8 weeks before the temporary diversion / closure is required.
15. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
16. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.



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Item No. 2

Application Reference Number P/19/0574/2

Application Type:	Full	Date Valid:	15/03/2019
Applicant:	Russo & France		
Proposal:	Two storey extensions and alterations to dwelling and conversion into 5 studio flats (Class C3).		
Location:	59 Ashleigh Drive Loughborough Leicestershire LE11 3HN		
Parish:	Loughborough	Ward:	Loughborough Nanpantan
Case Officer:	Deborah Liggins	Tel No:	01509 634733

This item is referred to Plans Committee at the request of Councillor Smidowicz who objects to the loss of a Class C3 dwelling (where there is a shortage of family homes) as this would be contrary to the Planning Inspector's decision in relation to an appeal at No. 39 Ashleigh Drive under application reference P/15/1480/2. There are also concerns about the design of the proposal and its amenity impacts, in addition to the lack of car parking and proximity to the University. Increased noise and nuisance are also issues of concern.

Description of the Application Site

The application site lies on the northern side and at the western end of the street and is directly adjacent to the university campus. A barrier controlled access and egress to the university is situated outside the property and restrictions operate on the southern side of the street which prohibit on street parking between 0800 and 1800 hours. To the western boundary of the application site is a 2m high steel palisade fence beyond which is a substantial, approximately 6m high hedgerow providing dense foliage screening of the site from within the University grounds.

The property itself is a detached two storey rendered and tiled dwelling standing in a generous plot with a flat roofed garage to the western side. In addition, the dwelling has frontage parking for 3 vehicles. The dwelling has previously been extended to the rear with a large flat roofed conservatory. The property is in a neglected and vandalised state.

Description of the Proposals

The application is accompanied by a Design and Access Statement which sets out the context for and explains the design principles of the proposed development. The document explains that the works would involve the removal of the existing roof structures, the dilapidated rear extension and the side garage. The proposal aims to achieve five self-contained open plan affordable studio flats to add to the accommodation options close to Loughborough town centre. The proposal would upgrade the property internally and externally and would feature a strong front gable feature and painted brickwork with tiles to match the existing building. The applicant considers the proposal would positively enhance the existing property and overall street scene.

The proposal seeks planning permission to both undertake extensions to the building and convert it to 5 studio residential units, all within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The resultant building would appear significantly altered from its current form although the extensions represent only a modest increase in the footprint, taking account of the large rear conservatory/extension and garage to be demolished. The building would receive a new roof and two storey or first floor extensions to all sides and would result in a building with a new roof and ridge height of 8.3m (8.15m is existing height). The first floor eaves height would be 0.1m lower than the existing and would be 5m above ground level. The scheme features new projecting two storey gables to the front and rear elevations and hipped roofs to the sides with a rectangular flat roofed area within which Studio 5 would be accommodated. Areas of flat roof are also used to the rear of the building at first floor level and would not be seen from public vantage points.

Two studios would be accommodated on the ground floor and two on the first floor accessed from internal staircases. The fifth flat would be accommodated within the roof space. Each unit would have an open plan kitchen/living/bedroom area and would have its own shower room.

A proposed block plan received by the local planning authority on 29th April 2019 shows that 3 car parking spaces could be accommodated within the site frontage.

Revised plans were received on 14th May 2019 which altered the design of the roof, affecting the accommodation to be provided within Studio No. 5 located in the roof space.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy outlines that provision will be made for at least 5,000 new homes in Loughborough and Shepshed, including a sustainable urban extension to the west of Loughborough of approximately 3,000 homes, approximately 1,200 homes within and adjoining Shepshed and sustainable development which contributes towards meeting the Council's remaining development needs.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

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. The commentary relating to strategic housing needs states that “based on our projections for our population and household types, our evidence suggests that we need to increase the number of 2 bedroom homes” and “the low proportion of smaller homes available makes it difficult for older people who want to downsize, those on low incomes and benefits and younger people who want to find their first home. We need to increase the number of smaller and medium sized properties being built. Our community wants to

see smaller houses and bungalows rather than flats and apartments, as these provide space for young families to grow and family to visit with older relatives.” (paragraphs 5.6 and 5.7.)

Borough of Charnwood Local Plan

Policy EV/1 – Design seeks to ensure a high standard of design and sets out nine design criteria which new developments should satisfy. These include the requirement for new development to respect and enhance the local environment, including the scale, location, character, form and function of settlements. Development should be of a design, layout, scale and mass which is compatible with the locality and neighbouring buildings. It should also safeguard the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residents.

Policy H/17 – Extensions to Dwellings (including garages) states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy TR/18 – Parking 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 minimize harm to visual and local amenities. The policy promotes standards that would require 1.5 parking spaces for flats with 2 or less bedrooms. This would indicate an overall parking requirement for the proposed development of 7.5/8 spaces. The policy does however clearly state that these standards should be used as the starting point in assessing the level of provision and represent 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.

Other material considerations

The Leicester and Leicestershire Strategic Growth Plan 2018

This document is a non-statutory plan but has been prepared and adopted by 10 partner organisations in Leicester and Leicestershire to provide a vision to address the challenges of the region until 2050. It identifies broad locations where development should take place and the infrastructure needed to deliver it which is envisaged to be delivered through local plans.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council and provides information to developers and local planning authorities to assist in the design of road layouts. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; and help create quality developments in which to live,

work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

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. 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 living as a single household. Planning permission is now required for occupation of dwellings by more than 2 unrelated persons.

The National Planning Policy Framework (NPPF) 2019

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

- An economic objective – 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 objective – 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 objective – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 sets out the presumption in favour of sustainable development and makes it clear that where there is an under-supply of housing land, the most important policies for the determination of housing proposals would be considered out of date.

Paragraphs 15-33 set out that the planning system should be genuinely plan-led and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions

of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 53 states that the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 Directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 61 sets out that the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Paragraph 68 explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. The paragraph then goes on to explain how such sites might be promoted.

Paragraph 73 sets out that local planning authorities are expected to maintain a 5 year housing land supply and should identify and annually update their supply of specific deliverable sites as measured against the overall housing requirement for the plan period. This should include a buffer and in Charnwood this is an additional 5% in order to ensure choice and competition in the market for land.

Paragraph 109 states that development should only be prevented or 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.

Paragraph 111 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and

design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

Planning Practice Guidance

ID 26 - Paragraphs 001-003 states that good design matters and what this can achieve through good plan making. Paragraph 004 notes that weight can be given to outstanding or innovative design and developments of poor quality design should be refused. Paragraph 007 states that planning should promote local character. New development should be integrated within existing surroundings.

The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

Housing and Economic Development Needs Assessment (HEDNA)

The Housing and Economic Development Needs Assessment (HEDNA) has looked at a wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years. The study is an important part of the evidence base for the Strategic Growth Plan. It will also form part of the evidence base for Local Plans and will feed into the Strategic Economic Plan being revised by the LLEP.

The HEDNA looks at projections based on past population and demographic trends, with adjustments made (where necessary) for higher migration to support economic growth, and/or to address affordability issues, responding to an analysis of market signals and evidence of the need for affordable housing. The HEDNA also identifies the appropriate mix of homes of different sizes needed in the market and affordable sectors and concludes that the ideal mix of market housing in Charnwood should be as follows:

- 1 bed – 0-10%
- 2 bed – 25-35%
- 3 bed – 45-55%
- 4 bed – 10-20%.

This shows there is a need for affordable housing as follows:

- 1 bed – 40-45%
- 2 bed – 20-25%
- 3 bed – 25-30%
- 4 bed – 5-10%.

The HEDNA also assesses the need for different affordable housing products taking into account both what households can afford, and the existing supply. It identifies that in Charnwood, 23% of the affordable housing need is for intermediate affordable housing (such as shared ownership or equity homes, or low cost market housing) and 77% for social or affordable rented homes.

This housing mix evidence can be afforded significant weight as it reflects known demographic changes.

Supplementary Planning Documents

Leading in Design provides guidance intended to encourage, promote and inspire a higher standard of design.

House Extensions gives advice to those considering undertaking extensions to their homes and gives examples of good and bad practice.

Department for Communities and Local Government – Technical Housing Standards – nationally described space standard (March 2015)

These standards deal with internal spaces within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights. The standard sets out the minimum space requirements dependent on different combinations of single and double/twin bedrooms. According to these standards, only proposed Flats 1 and 5 could be considered to have a double bed space and all units would meet the minimum living space standards which are 37 sq.m. for single occupancy and 50 sq.m. for double or twin bed spaced units.

The standard sets out that minimum floor to ceiling heights should be 2.3m for at least 75% of the GIA (Gross Internal Area). The proposal achieves floor to ceiling heights which meet and exceed this standard.

In reference to these standards, the proposal would achieve the following gross internal areas:

- Studio flat 1 – 50.62 sq.m
- Studio flat 2 – 43.18 sq.m
- Studio flat 3 – 38.24 sq.m.
- Studio flat 4 – 40.37 sq.m.
- Studio flat 5 – 50.62 sq.m.

Relevant Planning History

None

Responses of Statutory Consultees

The Council's Housing Standards Officer comments on the lack of detail over smoke detection and fire doors within the scheme although this information does not have to be provided for consideration of the planning application. Advice is also given about fire safety measures which should be incorporated into the scheme and which would normally be considered under the Building Regulations.

The Council's Environmental Health Officer has no objections to the proposal.

Other Comments Received

Councillor Smidowicz objects to the application and communicates the concerns of residents as set out below. In addition, a dismissed planning appeal at No. 39 Ashleigh Drive is referred to and in that case, the Planning Inspector considered that the main issue in the appeal proposal (to change the use of the property from a Class C3 dwelling to a Class C4 House in Multiple Occupation) was the effect of the proposal on the residential character of the area and on the living conditions of nearby occupiers. Councillor Smidowicz considers the current application could be refused for the same grounds. Councillor Smidowicz considers the amount of HiMO's in the area already exceeds 50% and that the property is located too close to the university gates. Parking in the street is a problem. The Councillor reports that residents approach her with issues of bins and rubbish and how inappropriate storage has led to spilt waste by foraging animals and birds. There are also concerns about the lack of information about the likely appearance of the building and that there is an overprovision of rented properties in Loughborough.

Members should note that the appeal referred to by Cllr Smidowicz was for the change of use from dwelling (C3) to a House of Multiple Occupation (C4). It is important to recognise the proposal is not for a house in multiple occupation within Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended in 2015) and the proposed units would remain with use class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended in 2015)

The Napnantan Ward Residents Group considers that the 10 car parking spaces are necessary to demonstrate the proposal accords with Policy TR/18. There is an oversaturation of student rented houses in the street and a member of the Group has suggested the application should be refused for the same reasons outlined by the Planning Inspector at No. 39 Ashleigh Drive.

In addition, comments have been received from the occupiers of the following addresses:

Ashleigh Drive – 14, 23, 24, 27, 42, 51
Mountfields Drive – 15, 56, 58, 60, 67
Charley Drive – 3.

The concerns raised by these local residents are summarised below. Concerns include:

- The proposal would result in the loss of a family home to a student let
- There is already too many student properties and let properties in the area and the proposal would add to community imbalance
- The proposal would result in an increase in anti-social behaviour
- The proposal would result in an increase in noise
- Due to the lack of off-street car parking within the scheme & local traffic and parking issues, parking would be displaced on to adjacent streets
- Properties which are let are noticeably less well maintained.
- Student housing is not needed in the area due to ongoing large projects
- It is not considered a three storey building will enhance the appearance of the residential street
- The proposal would have an impact on wildlife through loss of the garden and increased footprint
- The proposal would increase problems in relation to bins and rubbish
- The scale of the extensions would adversely impact surrounding properties and would be overbearing, dominant and visually intrusive.
- The scheme is effectively a 'new build'
- The proposed roof design is uncharacteristic for the street.
- The proposal would result in loss of privacy from the proposed rear windows
- The proposal would result in loss of sunlight
- The proposal would not enhance the street scene and would result in the loss of frontage and gardens and no storage for 10+ bins.
- There are no other flats within the street
- The proposal would set a precedent for other properties to be altered into blocks of flats.
- The proposed flats fall below the requirements for minimum space standards set out by the Government in "Technical Housing Standards – Nationally Described Space Standard published by the Department for Communities and Local Government (March 2015).

Non-Material Considerations That Have Been Raised

Whether or not the development is already being advertised to let as student accommodation is not material to the determination of this planning application. A Class C3 or C4 dwelling can be let to anyone, regardless of their employment or academic status and the Council has no control over who the owner chooses to occupy properties or when they are advertised as being available. The Article 4 Direction in place in Loughborough does however limit occupancy of Class C3 dwellings by making it necessary for planning permission to be sought when they are to be occupied by 3 or more unrelated persons. Such a use would be deemed to be a 'house in multiple occupation' and this is not the proposal before the Council for consideration. The proposal is therefore limited by legislation to only permit 1 or 2 persons to occupy each unit.

Respondents have commented that the proposal would negatively affect house values. This is not a consideration in the determination of the application as there are many factors which influence property values and the local and national housing economy.

Some residents allude to evidence of previous bias in planning decisions on the part of the Council and allegations are made that favour has been shown to property developers. These allegations however remain unsubstantiated and are not material to the planning application before members for consideration.

Several respondents also refer to a planning appeal decision at No. 39 Ashleigh Drive which related to a change of use of the property to a house in multiple occupation (Use Class C4) and which was dismissed on appeal. This decision is of limited relevance here as the proposal before members does not concern a proposed C4 dwelling.

Consideration of the Planning Issues

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

1. Principle of Development & Loss of a Class C3 dwelling
2. Noise and Disturbance
3. The design and impact of the proposal on the street scene and the amenities of neighbouring and future occupiers
4. Car Parking
5. Bin Storage

Principle of Development

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 Borough of Charnwood Local Plan are therefore the starting point for consideration. Policies in the local plan relate to achieving high quality design for all proposals, including house extensions.

Policy CS1 outlines the development strategy for the Borough. The majority of growth which is not taking place at the edge of Leicester is planned for Loughborough and Shepshed. Policy CS1 states that the Council will plan positively for sustainable development in Loughborough which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies of the Core Strategy.

The application site is located within the built-up limits of Loughborough and in a well-established residential area close to the university and town centre. It is in a sustainable location and would contribute towards the Borough's housing supply by providing an additional 4 homes.

Notwithstanding this, the proposal would result in the loss of a 3 bedroom family sized house, a type of home which has reduced significantly in numbers in recent years in the local area as many have been converted to HiMO's. The reduction in the number of Class C3 dwellings available has already reduced the mix and type of homes in the area and led to the erosion of the sense of community and social interaction normally engendered in a stable, balanced community and this is a factor which weighs against the proposal. However, having regard to the planning balance, the proposal represents an increase of 4 dwellings on the site and this would modestly contribute to the overall housing land supply within the Borough which is currently calculated to be 6.41 years.

On balance, it is therefore considered that the development is acceptable in principle, subject to further design and other considerations as set out above.

Noise and Disturbance

It is acknowledged that noise can often be a concern for objectors because of the number of people who are living independently within any property which can be considered to adversely affect the amenity of neighbouring properties. Whilst it is acknowledged 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 occupation. Conflict that occurs in individual cases is not a matter that can easily be expressed as a planning objection. Such occurrence can be dealt with by other forms of regulation. The proposed C3 units may of course be occupied by professionals just as easily as students or other persons. The configuration of accommodation and the gross internal floor areas dictate potential occupancy levels as measured against the Technical Housing Standards published by the Department for Communities and Local Government 2015 as set out above.

The proposal is for small studio apartments which could be suitable for single occupation or couples.

The proposal represents an increase of 4 dwellings (Use Class C3) on the site which could potentially result in additional noise arising. However, it is considered that the occupancy of the building as small studio apartments with occupants distributed over an increased footprint would be akin to or only marginally greater than the intensity of occupation of a family house. The property is detached with no adjoining noise sensitive rooms in another property. Consequently, it is concluded that concerns that the noise would be significantly greater than a single C3 dwelling cannot be sustained. In addition, the conversion works to facilitate the subdivision of the building into C3 units would also need to comply with Part E of the Building Regulations in terms of limiting horizontal and vertical noise transference within the building. The development would not therefore result in significant increases in noise or disturbance and that if neighbours habitually experience this, other legislation and measures exist which may better control this. There are therefore no grounds to support a refusal of planning permission on the grounds of potential noise and disturbance arising from the occupation of the building in the proposed manner.

It is relevant to note that the Council's Community Safety Unit reports it has received no complaints of anti-social behavior in the streets surrounding the site in the last 12 months i.e. within Ashleigh Drive, Mountfields Drive, Charley Drive or Margaret Keay Road (within the university campus).

The design and impact of the proposal on the street scene and amenities of neighbouring occupiers

The property occupies a position at the end of the road which features predominantly semi-detached hipped roof dwellings on the southern side of the street. Opposite there is a mix of dwellings including detached, extended semi-detached two storey dwellings and a bungalow and the current dwelling on the site is at odds with the predominant house type. Although the proposal includes a forward extension, the property would retain a relatively

deep frontage and have a front elevation sitting significantly behind that of the neighbouring dwelling at No. 57. It is therefore considered that because of the design of the front elevation (including forward projecting and recessed elements), the use of materials and similar roof and eaves heights to the existing dwelling, the resultant building would not appear out of scale or character in the street scene. The proposal does include a number of flat roof elements. However the flat roof to the main dwelling would not be obvious from street level given the hipped roof design of the main house. In addition given the position of the development, screening and the fact that the majority of the flat roof elements are to the rear where visibility will be very limited, on balance it is considered on this occasion the proposal would be acceptable in design terms and is considered to accord with policy CS2 of the Development Plan.

In terms of amenity impact to neighbours, the proposed building would be no closer to neighbouring properties to the side and rear than existing although it would contain additional first floor rear facing windows. A distance of 36.12m would be retained between the rear elevation and the closest point of No. 60 Mountfields Drive to the rear and this distance exceeds the recommended minimum 27.5m separation distance as set out in 'Leading in Design' in terms of the proposed first floor principal windows in Studio Flat 3. In addition, there is some intervening landscaping and outbuildings within the garden of No. 60 Mountfields Drive which may obscure direct views further and it is therefore concluded that the degree of additional overlooking/loss of privacy would be limited, given that there are already first floor windows in the rear of the existing dwelling and the distances retained.

In term of the impact on No. 57 Ashleigh Drive, this dwelling has a glazed kitchen door and lounge window in its rear elevation and a secondary kitchen window in its side elevation and stands some 8m further forward of the existing dwelling at No. 59. The orientation of the properties, the location of principal windows and the design of the proposed extensions are such that significant losses of light or privacy are unlikely to be experienced from occupiers of that or other dwellings.

Although respondents comment that the potential to increase the number of residents at the property would result in a loss of privacy, and increased noise and disturbance, this is more associated with tenant behaviours or property management issues.

In terms of the amenities of future occupiers of the units, the building is sited on a large plot and the proposal retains sufficient space around it to meet the amenity needs of potential occupiers whilst also observing and protecting the amenities of neighbouring dwellings. Internally, the size of the units accord with minimum housing space guidelines set out within the DCLG standards, although it is recognised 3 of the flats would only meet the smallest minimum standards for a 1 bedroom 1 person dwelling. On balance it is considered the proposal provides an appropriate standard of accommodation for future occupiers. It is however, acknowledged that Unit 5 within the roof space has been modified because of changes made to the roof design. This has resulted in the removal of the previously proposed dormer windows and means that natural light and ventilation would be possible only from the proposed roof lights. Whilst there are no minimum standards of internal light embodied within planning legislation or the Council's development plan policies, the consideration of occupier amenity is a finely balanced one. On this occasion, it is considered that, given the gross internal areas of the apartments are within the guidelines of the DCLG standards, and the availability of extensive communal outside space, it is

considered that the design of the scheme, on balance, is acceptable in terms of providing a satisfactory living environment for the new residents.

Given the above context, it is considered that the development proposes an appropriate standard of design and will have no significant impact on neighbouring residential amenity or the amenity of future occupiers. The scheme therefore accords with Policies CS2, EV/1 and H/17.

Car Parking

Concern has been expressed by residents about the impact of the proposal on on-street parking in the area, claiming that the proposal would exacerbate the shortage of street availability of spaces, to the detriment of highway safety and amenity. The Highway Authority has not commented on the application, but standing advice would relate to the proposal.

It is accepted that the provision of 3 car parking spaces to the front of the property falls short of the usual standard which recommends the provision of 1.5 spaces per flat, but it is clear from the supporting text to Policy TR/18 that these standards represent the appropriate maximum provision, indicating there will be circumstances where fewer spaces may be acceptable. The aim of the policy is to secure a level of car parking which discourages reliance on the private car, but provides sufficient off-street parking to allow developments to proceed without creating traffic problems. Reduced provision may therefore be appropriate where the site is in a central position which is capable of being served, or already served by effective public transport. It is considered that the application site is within easy walking or cycling distance of the town centre shops and services and bus stops and that a lower provision of car parking would be appropriate. In the event planning permission is granted, it is recommended a condition be imposed to secure suitable cycle storage within the site to encourage use of alternative transport modes to the car.

The street is subject to some Traffic Regulation Order parking restrictions and is not within a resident parking scheme operated by the County Council. In addition, the quantum of unrestricted car parking within the street is somewhat limited by the width and number of existing vehicle crossings serving dwellings on both sides of the street.

To refuse a planning application on highway safety grounds it must be demonstrated that there is severe harm caused by the proposal. The shortage of off-street parking within the application site is not considered to exacerbate on street parking to the extent that highway safety or the free flow of traffic would be result in such harm. The property is located at the end of the street where there is a controlled barrier access to the campus and where traffic speeds are likely to be low and where additional vigilance for pedestrians and other highway users is practiced. It is therefore unlikely that the proposal would lead to unsafe operation of the local highway network or result in severe cumulative residual highway harms as set out in Paragraph 109 of the NPPF. It is concluded that the proposal accords with national policy, and the tenet of local policy as enshrined in Policy TR/18 of the Borough of Charnwood Local Plan.

Bin Storage

Bin storage is sometimes a visual issue when residential properties are subdivided into flats. In this case, there is ample space for the storage of bins or a communal larger receptacle to the side or rear of the building and this should enable occupants to participate in the usual weekly collection service. There would therefore be no need for bins to be stored on the property frontage or pavement although it is acknowledged that this appears to be an issue within the street and is a problem which is currently beyond the scope of the planning function to improve. Policy CS16 sets out the ways that the Council will encourage sustainable design and construction and one of these is supporting developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections. The Policy also encourages the effective use of land that has been previously developed, provided that it is not of high environmental value and in these respects in particular, it is considered that the development accords with Policy CS16.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them.

The main issues to be considered in this case are the design, the impact of the proposed rear extensions on the amenities of neighbouring occupiers and if the proposed accommodation would provide an acceptable level of amenity to future occupiers. On balance it is considered the relationship is an acceptable one and the design is acceptable, as outlined above.

It is considered that the shortfall in proposed off-street parking would not result in severe harm, given there is some off-site parking provision available, local parking restrictions within the immediate vicinity and the sustainable location of the site for alternative methods of transport.

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

RECOMMENDATION:

Grant Conditionally

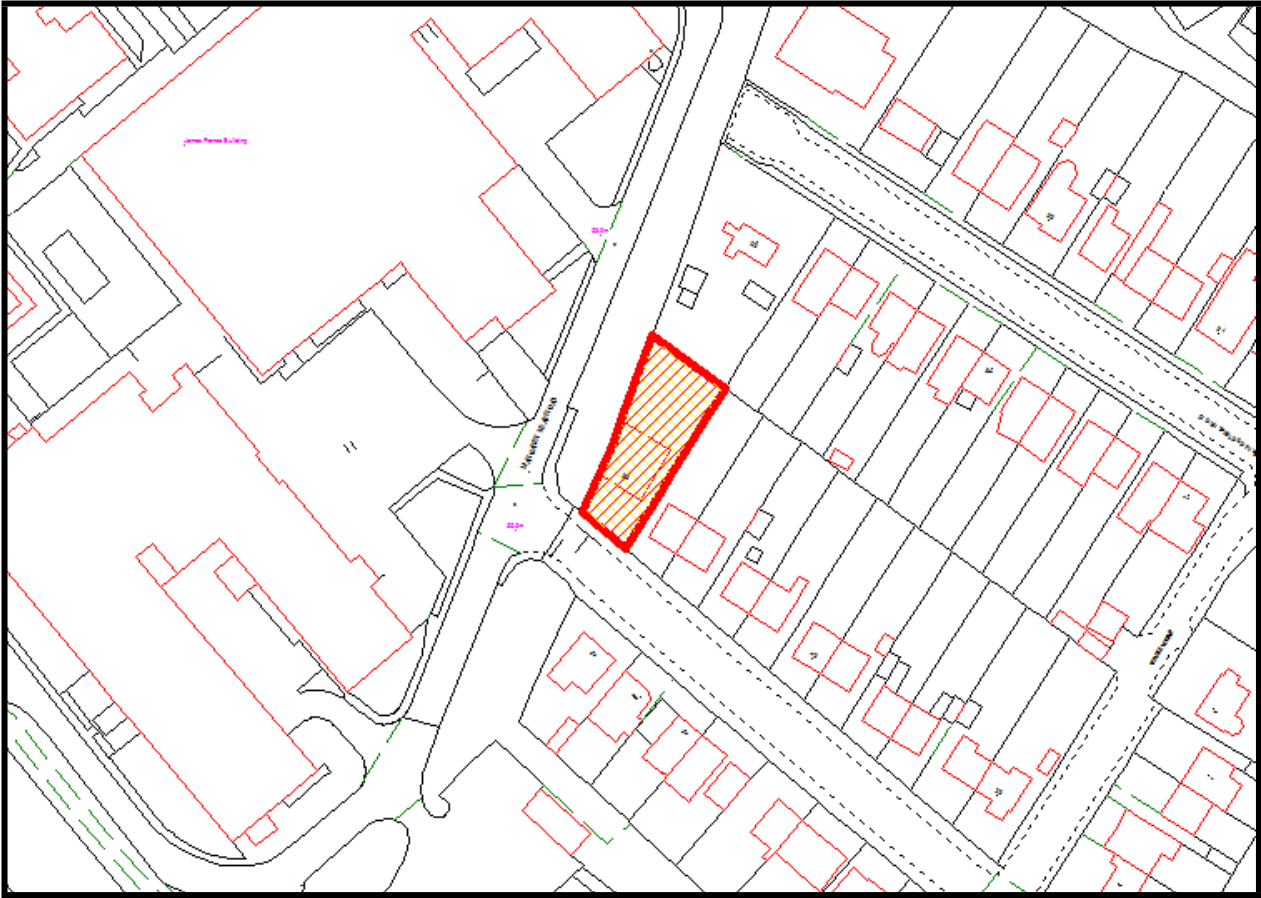
- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1901-01 rev C - Block and location plans - revised plan received 14th May 2019
1901-03 Rev A - Proposed floor plans, elevations and sections - revised plan received 14th May 2019.
REASON: To define the terms of the planning permission.

- 3 No materials shall be placed on the site until such time as samples of the facing bricks and any other materials to be used on the external walls and of the roofing slates, tiles and any other materials have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.
REASON: To make sure that the appearance of the completed development is satisfactory.
- 4 No use or occupation of the building shall begin until provision has been made within the application site for the parking of cycles, under cover and secure, in accordance with details which shall have first been submitted to and agreed in writing by the local planning authority. The provision for cycles shall thereafter not be used for any other purpose.
REASON: To encourage the use of bicycles as an alternative to the car.
- 5 None of the residential units hereby permitted shall be occupied until such time as the parking facilities shown on approved plan No. 1901-01 Rev C have been provided, hard-surfaced and made available for use. Thereafter, the parking facilities shall not be obstructed in any way that would prevent such use.
REASON: To make sure off-street parking is provided and retained, in the interests of road safety.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2 and CS3 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1, H/17, and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Leading in Design' and, therefore, no harm would arise such as to warrant refusal of planning permission.
- 3 The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or recycle@charnwood.gov.uk, before the first property is completed.



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

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/1297/2	Full	Land adj to Gynsill Lane Anstey Leicestershire LE7 7AG	Substitution of house types to planning application P/13/2510/2 for plots 1-4, 15, 48, 49, 55-57 and discharge of conditions 8 (landscaping) ,17 (drainage) and 18 (children's play area).	Permission granted subject to conditions	13-May-2019	Anstey
P/19/0581/2	Householder	190 Cropston Road Anstey Leicestershire LE7 7BN	Erection of double garage to front of dwelling (revised scheme P/18/2433/2 refers).	Permission granted subject to conditions	20-May-2019	Anstey
P/19/0676/2	Full	53 Gorse Hill Anstey LE7 7AP	Proposed increase in height of roof and installation of full width dormer (including Juliet balcony) to rear to enable loft conversion.	Permission granted subject to conditions	22-May-2019	Anstey
P/19/0820/2	Householder	6 Charles Drive Anstey LE7 7BF	Erection of two storey extension to side and single storey extension to rear of dwelling.	Permission granted subject to conditions	05-Jun-2019	Anstey
P/19/0451/2	Householder	51 Willow Road Barrow Upon Soar LE12 8GP	Proposed single storey extension to side and new boundary treatments including installation of retaining walls.	Permission granted subject to conditions	13-May-2019	Barrow & Sileby West
P/19/0637/2	Full	Horse and Trumpet 4 Barrow Road Sileby LE12 7LP	Proposed replacement of existing single glazed timber framed windows with colour matched double glazed UPVC units.	Permission refused	16-May-2019	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0514/2	Householder	Evenwood 64 Cotes Road Barrow Upon Soar Leicestershire LE12 8JS	Proposed porch to front and single storey extension to rear and front dwelling.	Permission granted subject to conditions	22-May-2019	Barrow & Sileby West
P/19/0531/2	Full	35 Warner Street Barrow Upon Soar LE12 8PB	Proposed erection of single storey rear extension.	Permission granted subject to conditions	29-May-2019	Barrow & Sileby West
P/19/0449/2	Householder	44 Oakfield Avenue Birstall Leicestershire LE4 3DR	Proposed porch and single storey extension to front of dwelling.	Permission granted subject to conditions	16-May-2019	Birstall Wanlip
P/19/0432/2	Householder	30 Oakfield Avenue Birstall LE4 3DQ	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions	20-May-2019	Birstall Wanlip
P/19/0651/2	Householder	28 Fieldgate Crescent Birstall LE4 3JD	Two storey extension to side and single storey extension to rear of dwelling.	Permission granted subject to conditions	21-May-2019	Birstall Wanlip
P/19/0750/2	Householder	7 Copeland Road, Birstall, Leicestershire, LE4 3AB	Proposed erection of a conservatory to rear of existing dwelling.	Permission granted subject to conditions	21-May-2019	Birstall Wanlip
P/19/0818/2	Full	4 Oakfield Avenue Birstall LE4 3DQ	Two storey extension to side and single storey extensions to front and rear of detached house.	Permission granted subject to conditions	28-May-2019	Birstall Wanlip
P/19/0666/2	Householder	12 Hallam Avenue Birstall LE4 3DN	Single storey extension to rear of semi-detached dwelling.	Permission granted subject to conditions	07-Jun-2019	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0245/2	Full	The Cedars Academy Wanlip Lane Wanlip LE4 4GH	New buildings, extensions and alterations comprising new two storey science block; single storey extension to sports hall; alterations to sports hall; demolition of buildings; new fence to part of north boundary and internal fencing; alterations to kitchen including new extraction system and refurbishment of various classrooms.	Permission granted subject to conditions	23-May-2019	Birstall Wanlip Birstall Watermead
P/19/0689/2	CL (Proposed)	8 Malling Close Birstall LE4 4FY	Certificate of Lawfulness (proposed) for single storey rear extension.	Certificate of Lawful Proposed Development	14-May-2019	Birstall Watermead
P/19/0648/2	Full	52 Wanlip Avenue Birstall LE4 4JR	Change of use of property to form 2 self-contained flats with first floor and roof extension to side, alterations to existing building and formation of car parking off Wanlip Lane.	Permission granted subject to conditions	15-May-2019	Birstall Watermead
P/19/0132/2	Full	505 Loughborough Road Birstall LE4 4BJ	Erection of detached dwelling and garage, replacement garage for existing dwelling and alterations to existing vehicular access and driveway.	Permission granted subject to conditions	23-May-2019	Birstall Watermead
P/19/0413/2	Householder	36 Hill Rise Birstall Leicestershire LE4 4LH	Proposed single storey rear and side extension to dwelling.	Permission granted subject to conditions	24-May-2019	Birstall Watermead
P/19/0716/2	Full	Playing Fields School Lane Birstall LE4 4EA	Demolition of existing changing facilities/stores building and erection of a replacement changing facilities/store/toilets building in its stead.	Permission granted subject to conditions	29-May-2019	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0806/2	Full	57 Blenheim Road Birstall LE4 4FP	Proposed two storey extension to front and 1.5 storey extension to side of dwelling.	Permission granted subject to conditions	05-Jun-2019	Birstall Watermead
P/19/0809/2	Full	Unit 24-25 The Warren East Goscote Leicestershire LE73XA.	Retention of change of use from Industrial (Class B1) to Gymnasium (Class D2) and alterations to elevations.	Permission granted subject to conditions	28-May-2019	East Goscote Ward
P/19/0457/2	Householder	231 Markfield Lane Newtown Linford Leicestershire LE67 9PQ	Two storey extension to side and single storey extension to rear with external works to driveway and boundary wall and new boundary fence and retaining walls and garden steps	Permission granted subject to conditions	14-May-2019	Forest Bradgate
P/19/0748/2	Full	Field corner of Whitcrofts Lane and Priory Lane Ulverscroft Leicestershire	Creation of wildlife/amenity pond and associated landscaping.	Permission granted subject to conditions	15-May-2019	Forest Bradgate
P/19/0711/2	Equipment PD Notification	Rushey Fields Farm Rushey Lane Woodhouse Leicestershire LE12 8UW	Replacement of 3No. antenna, installation of 1No. GPS unit, installation of one DC cabinet and other ancillary works. (Prior notification)	The application be agreed without conditions	16-May-2019	Forest Bradgate
P/19/0642/2	Householder	60 Main Street Woodhouse Eaves LE12 8RZ	Proposed single storey rear extension.	Permission granted subject to conditions	23-May-2019	Forest Bradgate
P/19/0773/2	Full	9 Church Hill Woodhouse Eaves LE12 8RT	Single storey side and rear extension	Permission granted subject to conditions	06-Jun-2019	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0719/2	Householder	51 Maplewell Road Woodhouse Eaves LE12 8RG	Single storey extension to rear of dwelling.	Permission granted subject to conditions	07-Jun-2019	Forest Bradgate
P/19/1060/2	Equipment PD Notification	BT Copt Oak Whitwick Road Copt Oak Markfield Leicestershire LE67 9QE	Base Station upgrade - replacement of existing antenna to be replaced by 12 x apertures which can house 24 x total antenna. (Permitted Development Notification).	The application be agreed without conditions	07-Jun-2019	Forest Bradgate
P/19/0495/2	Householder	502 Bradgate Road Newtown Linford Leicestershire LE6 0HB	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions	07-Jun-2019	Forest Bradgate
P/19/0649/2	Householder	46 Old Ashby Road Loughborough LE11 4PG	Single storey extension to front of dwelling.	Permission granted subject to conditions	31-May-2019	Loughborough Ashby
P/19/0435/2	Householder	269 Alan Moss Road Loughborough Leicestershire LE11 4NA	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions	03-Jun-2019	Loughborough Ashby
P/19/0914/2	CL (existing)	385 New Ashby Road Loughborough LE11 4ET	Certificate of lawfulness (existing) for use of property as an HMO (Class C4)	Permission granted unconditionally	04-Jun-2019	Loughborough Ashby
P/19/0616/2	CL (existing)	100 Hermitage Road Loughborough LE11 4PF	Certificate of lawfulness (existing) for use of property as an HMO (Class C4).	Permission granted unconditionally	04-Jun-2019	Loughborough Ashby
P/19/0821/2	Full	14 Stirling Avenue Loughborough LE11 4LJ	Change of use from dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4).	Permission granted subject to conditions	05-Jun-2019	Loughborough Garendon

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0568/2	Full	35 Butterley Drive Loughborough Leicestershire LE11 4PX	Proposed first floor extension to side of dwelling.	Permission granted subject to conditions	07-Jun-2019	Loughborough Garendon
P/19/0736/2	Discharge of Conditions	7 The Coneries Loughborough LE11 1DZ	Submission of Construction and Site Management Plan to meet requirement of condition 3 of application P/17/0647/2.	Conditions PART discharged	22-May-2019	Loughborough Hastings
P/19/0822/2	Full	49 Queens Road Loughborough LE11 1HA	Change of use from dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4).	Permission granted subject to conditions	05-Jun-2019	Loughborough Hastings
P/19/0611/2	Householder	6 Hailey Avenue Loughborough LE11 4QW	Single storey extensions to side/rear of detached dwelling.	Permission granted subject to conditions	13-May-2019	Loughborough Hathern & Dishley
P/19/0526/2	Full	10 Cross Street Hathern LE12 5LB	Erection of dormers to front and rear of property. (Revised scheme - P/18/0667/2 refers)	Permission granted subject to conditions	16-May-2019	Loughborough Hathern & Dishley
P/16/2060/2	Full	May House 16 Tanners Lane Hathern Leicestershire LE12 5JG	Conversion of 2 outbuildings to 2 no dwellings (Buildings 1 & 2), one with single storey extension to side (Building 2), erection of 1 no dwelling (Plot 3) and demolition of existing single storey extension at rear of existing dwelling at May House.	Permission granted subject to conditions	23-May-2019	Loughborough Hathern & Dishley
P/19/0725/2	Householder	32 Swallow Walk Hathern Leicester LE12 5JF	Erection of single storey front extension and new pitched roof to front porch and single storey side extension.	Permission granted subject to conditions	05-Jun-2019	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0584/2	Full	Loughborough Lock House Canal Bank Loughborough LE11 1QA	Proposed single storey side and front extensions.	Permission granted subject to conditions	14-May-2019	Loughborough Lemyngton
P/19/0657/2	Demolition Determination	3M Derby Road Loughborough Leicestershire LE11 5HP	Demolition of office building located on corner of Belton Road West and Bishop Meadow Road (Dishley House). (Prior Notification)	The prior approval of the Council is granted	14-May-2019	Loughborough Lemyngton
P/19/0488/2	Full	Unit 13-14 Kernan Drive Loughborough LE11 5JF	Erection of a fence to front of premises.	Permission refused	17-May-2019	Loughborough Lemyngton
P/19/0576/2	Full	Unit 9 Prince William Road Loughborough Leicestershire LE11 5GU	Change of use from Class B2 (Light Industrial) to Class A1 (Retail).	Permission granted subject to conditions	23-May-2019	Loughborough Lemyngton
P/19/0733/2	Full	McDonald's Restaurant 22-24 Market Place Loughborough LE11 3EB	Alterations to shopfront.	Permission granted subject to conditions	24-May-2019	Loughborough Lemyngton
P/19/0324/2	Full	Newsprings Wellbeing Centre Unit 4 Belton Road West Extension Loughborough Leicestershire LE11 5XH	Proposed single and two storey extensions to building.	Permission granted subject to conditions	31-May-2019	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0656/2	Householder	20 Highfields Drive Loughborough Leicestershire LE11 3JT	Erection of single storey extension to rear of dwelling	Permission granted subject to conditions	20-May-2019	Loughborough Nanpantan
P/19/0555/2	Householder	20 Longcliffe Gardens Loughborough LE11 3YQ	Single storey extension to side and rear and first floor extension to front section of detached bungalow.	Permission refused	21-May-2019	Loughborough Nanpantan
P/19/0807/2	Full	16 Fairmount Drive Loughborough LE11 3JR	Erection of 2 storey extension to side, single storey extension to front and rear and roof extension including velux window to front and box dormer to rear. (Revised scheme P/17/1993/2 refers)	Permission granted subject to conditions	04-Jun-2019	Loughborough Nanpantan
P/19/0579/2	Householder	53 Tiverton Road Loughborough LE11 2RU	Erection of part 2-storey and part single-storey extensions to front and side of semi-detached dwelling (revised scheme P/17/1384/2 refers)	Permission granted subject to conditions	16-May-2019	Loughborough Outwoods
P/19/0592/2	Householder	39 Grasmere Road Loughborough LE11 2ST	Proposed erection of a single storey rear extension and first storey front and rear extension to dwelling. (Revised scheme P/18/2558/2 refers)	Permission granted subject to conditions	20-May-2019	Loughborough Outwoods
P/19/0532/2	Householder	Blue Bell Cottage 21 Pantain Road Loughborough LE11 3LZ	Proposed 2-storey extension to rear of existing dwelling	Permission granted subject to conditions	21-May-2019	Loughborough Outwoods
P/19/0783/2	CL (existing)	40 Holt Drive Loughborough LE11 3JA	Certificate of Lawfulness (existing) for use of property as a HMO (Class C4).	Permission granted unconditionally	04-Jun-2019	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0529/2	Householder	14 Perry Grove Loughborough Leicestershire LE11 2NH	Proposed first floor extension to side of dwelling.	Permission granted subject to conditions	16-May-2019	Loughborough Shelthorpe
P/19/0632/2	Householder	18 Woodthorpe Avenue Loughborough Leicestershire LE11 2NE	Erection of single storey front and rear extensions, new wall to front and side boundaries, new hardstanding to front, and alterations to vehicular access.	Permission granted subject to conditions	16-May-2019	Loughborough Shelthorpe
P/19/0483/2	Householder	122 Maple Road South Loughborough LE11 2JR	Proposed erection of a single storey rear extension.	Permission granted subject to conditions	03-Jun-2019	Loughborough Shelthorpe
P/19/0278/2	CL (existing)	2 Chestnut Street Loughborough LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0286/2	CL (existing)	32 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0285/2	CL (existing)	24 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0284/2	CL (existing)	17 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0283/2	CL (existing)	15 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0281/2	CL (existing)	9 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0280/2	CL (existing)	8 Chestnut Street Loughborough LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0277/2	CL (existing)	4 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0279/2	CL (existing)	3 Chestnut Street Loughborough Leicestershire LE11 3BE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	Permission granted unconditionally	13-May-2019	Loughborough Southfields
P/19/0593/2	Full	Allotment Gardens Rear of 90-98 Park Road Loughborough LE11 2HH	Erection of timber garage to replace store on allotment plot	Permission granted subject to conditions	14-May-2019	Loughborough Southfields
P/19/0591/2	Full	24 Frederick Street Loughborough LE11 3BJ	Conversion of existing dwelling into two self-contained flats (Use Class C3)	Permission granted subject to conditions	20-May-2019	Loughborough Southfields
P/19/0582/2	Householder	86 Castledine Street Loughborough LE11 2DX	Extensions and alterations to bungalow to form a two storey dwelling.	Permission granted subject to conditions	29-May-2019	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0636/2	Full	51 Colgrove Road Loughborough LE11 3NL	Two storey extension to side and single storey extension to rear.	Permission granted subject to conditions	31-May-2019	Loughborough Southfields
P/19/0455/2	Full	Radmoor House Radmoor Road Loughborough Leicestershire LE11 3BS	Erection of two managed student accommodation buildings comprising of cluster flats, studio flats and one bedroom apartments with associated access, parking and landscaping provision (Revised Scheme P/18/1334/2 refers).	Permission refused	31-May-2019	Loughborough Southfields
P/19/0552/2	Householder	24 Paget Street Loughborough LE11 5DS	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions	20-May-2019	Loughborough Storer
P/19/0222/2	Full	23 Storer Road Loughborough LE11 5EQ	Erection of a dwelling, including associated access and parking.	Permission refused	28-May-2019	Loughborough Storer
P/19/0459/2	Full	13 Linden Grove Mountsorrel LE12 7JW	Proposed single storey extension to side and rear of existing dwelling and conversion of existing carport into external store.	Permission granted subject to conditions	20-May-2019	Mountsorrel
P/19/0718/2	Full	8 Cromwell Road Mountsorrel LE12 7EY	Change of use from shop (class A1) to beauty hair salon (Sui Generis) and installation of condenser unit to the rear. (revised scheme P/18/1727/2 refers)	Permission granted subject to conditions	24-May-2019	Mountsorrel
P/19/0819/2	Full	9 Rosslyn Avenue Mountsorrel LE12 7UQ	Proposed single storey extension to rear of dwelling (revised scheme P/19/0069/2 refers).	Permission granted subject to conditions	05-Jun-2019	Mountsorrel

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0823/2	Householder	2 Rochester Close Mountsorrel LE12 7UH	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions	07-Jun-2019	Mountsorrel
P/19/0610/2	Householder	64 New Zealand Lane Queniborough LE7 3FT	Proposed two storey rear and side extension and single storey rear extension.	Permission granted subject to conditions	13-May-2019	Queniborough
P/19/0721/2	Full	Redlands Farm Queniborough Road Barkby Leicestershire LE7 2AJ	Erection of replacement dwelling and associated works following demolition of existing dwelling and 2 No. barns (Resubmission of P/16/2633/2).	Permission granted subject to conditions	15-May-2019	Queniborough
P/19/0704/2	CL (Proposed)	Aaisha House 20 C Main Street South Croxton LE7 3RJ	Certificate of lawfulness (proposed) for single storey rear extension.	Certificate of Lawful Proposed Development	15-May-2019	Queniborough
P/19/0372/2	Householder	3 Hall Farm Close Queniborough Leicestershire LE7 3TZ	Erection of single storey extension to rear of dwelling	Permission granted subject to conditions	15-May-2019	Queniborough
P/19/0538/2	Full	2 Manor Farm Mews Main Street Queniborough LE7 3EA	Proposed erection of a garden shed and summer house.	Permission granted subject to conditions	22-May-2019	Queniborough
P/19/0586/2	Full	Queniborough CofE Primary School Coppice Lane Queniborough Leicestershire LE7 3DR	Installation of play equipment in school field.	Permission granted subject to conditions	23-May-2019	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0858/2	Householder	65 Main Street Queniborough Leicestershire LE7 3DB	Ground and first floor extensions to rear of semi-detached dwelling including the provision of first floor balconies.	Permission granted subject to conditions	03-Jun-2019	Queniborough
P/19/0393/2	Full	Land off Barkby Road Queniborough Leicestershire	Ref: P/16/2090/2 - Plot 123 changed to a DH552G-4, Plot 124 changed to a DH425G-4 and Plot 125s garage position amended, and amended layout. Parking arrangements for Plots 151-158 re-designed.	Permission granted subject to conditions	05-Jun-2019	Queniborough
P/19/0248/2	Householder	74 Oak Drive Syston Leicestershire LE7 2PX	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions	29-May-2019	Queniborough Syston East
P/19/0664/2	Outline Planning Permission	63 Loughborough Road Quorn LE12 8DU	Outline application for the erection of 1 no. dwellings and associated works. (Access to be considered with all other matters reserved)	Permission granted subject to conditions	17-May-2019	Quorn & Mountsorrel Castle
P/19/0655/2	Householder	55 Unitt Road Quorn Leicestershire LE12 8BX	Two storey extension to side and single storey extension to rear of end terraced dwelling.	Permission granted subject to conditions	17-May-2019	Quorn & Mountsorrel Castle
P/19/0505/2	Householder	39 Loughborough Road Quorn Leicestershire LE12 8DU	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions	17-May-2019	Quorn & Mountsorrel Castle
P/19/0540/2	Full	27 Orchard Estate Quorn LE12 8DZ	Proposed single storey extension to rear of existing dwelling	Permission granted subject to conditions	20-May-2019	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0485/2	Householder	59 Warwick Avenue Quorn Leicestershire LE12 8HE	Proposed extension of roof canopy to front of dwelling.	Permission granted subject to conditions	21-May-2019	Quorn & Mountsorrel Castle
P/19/0686/2	Full	202 Loughborough Road Mountsorrel Leicestershire LE12 7AX	Variation of condition 2 of P/18/1747/2 to amended the approved plans for plots 2 and 3.	Permission granted subject to conditions	22-May-2019	Quorn & Mountsorrel Castle
P/19/0475/2	Full	Quorn House Lodge Meeting Street Quorn Leicestershire LE12 8EX	Proposed installation of new fencing, gates, gravel driveway, 2 new parking spaces and new timber bin store. Minor repairs to Quorn House Lodge and re-roofing of brick outbuilding.	Permission granted subject to conditions	24-May-2019	Quorn & Mountsorrel Castle
P/19/0797/2	Full	47 Hawcliffe Road Mountsorrel LE12 7AQ	Two storey and single storey extensions to rear of semi-detached dwelling.	Permission granted subject to conditions	04-Jun-2019	Quorn & Mountsorrel Castle
P/19/0474/2	Full	Quorn House Meeting Street Quorn Leicestershire LE12 8EX	Provision of disabled car parking spaces, and proposed expansion and resurfacing of overflow car park, including bollard lighting, tree removal and new landscaping. Widening of car park access and provision of new pedestrian access to Quorn House.	Permission granted subject to conditions	05-Jun-2019	Quorn & Mountsorrel Castle
P/19/0634/2	Discharge of Conditions	Land off Lodge End Loughborough Road Loughborough	Request to discharge Condition 6 of P/14/0242/2	Conditions discharged	06-Jun-2019	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/2530/2	Full	Land off Mountsorrel Lane Rothley Leicestershire	Substitution of house types to allow for gablette features to plots 355, 357, 385, 361 and 346. Handing of plot 353 with chimney and side windows added.	Permission granted subject to conditions	14-May-2019	Rothley & Thurcaston
P/19/0614/2	Householder	9 Brownhill Crescent Rothley LE7 7LA	Proposed single storey side and rear extensions and first floor roof extension to rear. Conversion of loft including new roof openings to front and rear.	Permission granted subject to conditions	17-May-2019	Rothley & Thurcaston
P/19/0391/2	Full	Land adj. 46 Kiln Garth Rothley Leicestershire LE7 7LZ	Retention of change of use of land from public open space to residential curtilage in association with 46 Kiln Garth, and fence erected on the boundary with the public highway	Permission granted subject to conditions	21-May-2019	Rothley & Thurcaston
P/19/0709/2	Change of Use Prior Notification	Brickyard Farm The Ridings Rothley Leicestershire LE7 7SF	Proposed conversion of farm buildings to 4 dwellings.	The prior approval of the Council is refused	21-May-2019	Rothley & Thurcaston
P/18/1816/2	Householder	47 Anstey Lane Thurcaston Leicestershire LE7 7JB	Erection of single storey extension and two storey extension plus dormer to rear of dwelling	Permission granted subject to conditions	30-May-2019	Rothley & Thurcaston
P/19/0772/2	Full	13 Town Green Street Rothley LE7 7NU	Proposed single storey extension to rear of existing dwelling.	Permission granted subject to conditions	07-Jun-2019	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0717/2	CL (Proposed)	Prospect House Old Station Close Shepshed LE12 9NJ	Certificate of lawfulness (proposed) for the use of part of the premises for sales of household goods & sundries to members only and not the general public.	Certificate of Lawful Proposed Development	07-Jun-2019	Shepshed East
P/19/0770/2	Householder	1 Trueway Drive Shepshed LE12 9DU	Proposed first floor extension to rear and roof extension for dormer window to rear of detached dwelling.	Permission granted subject to conditions	07-Jun-2019	Shepshed East
P/19/0767/2	CL (Proposed)	43 Bridge Street Shepshed Loughborough Leicestershire LE12 9AD	Certificate of Lawfulness (proposed) for single storey rear extension.	Permission refused	14-May-2019	Shepshed West
P/19/0507/2	Householder	3 Abbey Close Shepshed Leicestershire LE12 9EH	Roof extension to facilitate loft conversion and insertion of roof lights to front and rear of detached dwelling.	Permission granted subject to conditions	14-May-2019	Shepshed West
P/19/0661/2	Householder	26 The Meadows Shepshed Leicestershire LE12 9QN	Erection of conservatory to rear of dwelling.	Permission granted subject to conditions	20-May-2019	Shepshed West
P/19/0812/2	Householder	4 Beaumaris Crescent Shepshed Leicestershire LE12 9PW	Single storey extension to rear and side of dwelling.	Permission granted subject to conditions	24-May-2019	Shepshed West
P/19/0503/2	Householder	11 Newark Close Shepshed Leicestershire LE12 9PJ	Proposed single storey rear extension and front porch.	Permission granted subject to conditions	05-Jun-2019	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0669/2	Full	105 Seagrave Road Sileby LE12 7TW	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions	21-May-2019	Sileby
P/19/0791/2	Householder	119 Charles Street Sileby Leicestershire LE12 7SH	Erection of single storey extension to rear of dwelling	Permission granted subject to conditions	23-May-2019	Sileby
P/19/0346/2	Householder	23 High Street Sileby Leicestershire LE12 7RX	Erection of garage.	Permission granted subject to conditions	24-May-2019	Sileby
P/19/0288/2	Full	4B High Street Sileby Leicestershire LE12 7RX	Installation of first floor door and provision of external staircase and landing to rear of mid-terraced property to serve first floor flat.	Permission granted subject to conditions	24-May-2019	Sileby
P/19/0735/2	Householder	10 Gray Lane Sileby Leicestershire LE12 7GS	Proposed 2-storey extension to side of dwelling.	Permission granted subject to conditions	04-Jun-2019	Sileby
P/19/0672/2	Householder	16 Ash Drive Syston LE7 2PQ	Single storey extensions to side and front of semi-detached dwelling	Permission granted subject to conditions	17-May-2019	Syston East
P/19/0799/2	Householder	12 Oriel Drive Syston Leicestershire LE7 2AR	Erection of two storey extension to side of dwelling	Permission granted subject to conditions	24-May-2019	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0832/2	Full	Land to the rear of 21 Pine Drive Syston LE7 2PZ	Erection of a detached dwelling house (Revised scheme - P/18/2545/2 refers)	Permission refused	05-Jun-2019	Syston East
P/19/0217/2	Full	Land off Barkby Road Syston Leicestershire	Repositioning of footpath approved under P/11/2179/2	Permission granted subject to conditions	07-Jun-2019	Syston East
P/19/0652/2	Full	154 Fosse Way Syston LE7 1NG	Erection of front porch and extension of existing garden wall	Permission granted subject to conditions	04-Jun-2019	Syston West
P/19/0508/2	Householder	17 The Meadway Syston Leicestershire LE7 2BD	Retention of detached summer house.	Permission granted subject to conditions	05-Jun-2019	Syston West
P/19/0668/2	Full	1262 - 1264 Melton Road Syston Leicestershire LE7 2HD	Erection of new shopfront including new entrance, relocated ATM, new window frames and glazing. Granite cladding to the shop front columns and installation of 4x stainless steel grilles to side elevation.	Permission granted subject to conditions	07-Jun-2019	Syston West
P/19/0780/2	Advert Consent	1262 - 1264 Melton Road Syston Leicestershire LE7 2HD	Installation of 2 No. TV display screen advertisements in shop window. Replacement of internally illuminated projecting and fascia signs	Permission granted subject to conditions	07-Jun-2019	Syston West
P/19/0849/2	Full	28 Church Street Wymeswold LE12 6TX	Single storey extension to rear of detached dwelling.	Permission granted subject to conditions	05-Jun-2019	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0516/2	Full	9 Orchard Way Wymeswold LE12 6SW	Proposed infill rear and side single storey extension to dwelling.	Permission granted subject to conditions	05-Jun-2019	The Wolds
P/19/0567/2	Householder	73A Brook Street Wymeswold Leicestershire LE12 6TT	Relocation of existing carport.	Permission granted subject to conditions	05-Jun-2019	The Wolds
P/19/0617/2	Householder	128 Colby Drive Thurmaston LE4 8LB	Erection of two storey extension to side of dwelling and single storey extensions to front and rear.	Permission granted subject to conditions	17-May-2019	Thurmaston
P/19/0548/2	Householder	49 Highway Road Thurmaston LE4 8FR	Erection of single storey extension to rear and garage to side of dwelling.	Permission granted subject to conditions	17-May-2019	Thurmaston
P/19/0450/2	Full	ARRIVA Bus Depot 4 Westmoreland Avenue Thurmaston LE4 8EL	Variation of condition 19 of P/09/2087/2 - To allow for 24/7 operating hours.	Permission granted subject to conditions	22-May-2019	Thurmaston
P/19/0631/2	Householder	150 Humberstone Lane Thurmaston Leicestershire LE4 8HG	Single storey extensions to side and rear and erection of detached brick outbuilding in rear garden.	Permission granted subject to conditions	23-May-2019	Thurmaston
P/19/0760/2	Full	61 Church Hill Road Thurmaston LE4 8DF	Single storey extension to side for en-suite bedroom and utility room.	Permission granted subject to conditions	31-May-2019	Thurmaston
P/19/0560/2	Full	15 Lyndale Close Thurmaston LE4 8JL	Erection of single storey extension to side and rear of dwelling. (Revised scheme - P/18/1652/2 refers)	Permission granted subject to conditions	03-Jun-2019	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0795/2	Full	55 Ferndale Road Thurmaston LE4 8JE	Two storey extension to side and rear, single storey extension to rear and erection of detached outbuilding to rear of dwelling.	Permission granted subject to conditions	05-Jun-2019	Thurmaston
P/19/0816/2	Full	9 Highway Road Thurmaston LE4 8FR	Single storey extension to rear of semi-detached dwelling.	Permission granted subject to conditions	06-Jun-2019	Thurmaston
P/19/0646/2	Advert Consent	Horse & Groom 1783 Melton Road Rearsby Leicester LE7 4YS	Erection of illuminated and non-illuminated signs to the exterior of the building	Permission granted subject to conditions	15-May-2019	Wreake Villages
P/19/0777/2	Householder	18 Homestead Close Cossington LE7 4UN	Erection of single storey and two storey extensions to front, side and rear of dwelling including balconies to front and rear elevations.	Permission granted subject to conditions	05-Jun-2019	Wreake Villages