



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 Preston Room - Woodgate Chambers on Thursday, 18th July 2019 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

10th July 2019

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 5

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

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 31

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

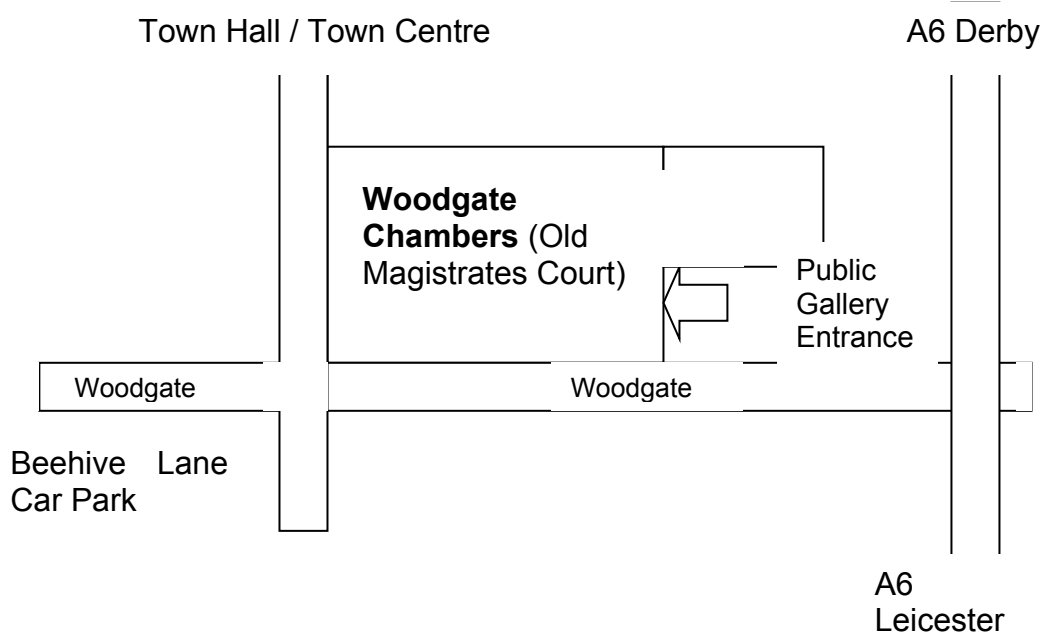
6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

32 - 46

A list of applications determined under powers delegated to officers for the period from 10th June 2019 to 5th July 2019 is attached.

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ



PLANS COMMITTEE 20TH JUNE 2019

PRESENT: The Chair (Councillor Fryer)
The Vice-chair (Councillor Bentley)
Councillors Bailey, Campsall, Forrest, Grimley,
Hamilton, Lowe, Ranson, Savage, Snartt, Tassell
and Tillotson

Head of Planning and Regeneration
Team Leader Development Management
Principal Planning Officer (LM)
Principal Solicitor (KH)
Democratic Services Officer (MH)

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.

6. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 20th May 2019 were confirmed as a correct record and signed.

7. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

8. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Bailey – a personal interest in application P/17/2070/2 as he knew Mr Ford, one of the speakers, in a professional capacity.

When considering application P/19/0574/2, the Chair referred to lobbying correspondence that had been sent to members of the Committee from the Nanpantan Ward Residents' Group. Members of the Committee confirmed that they retained an open mind regarding the application.

9. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 and 2 in the appendix to the agenda filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following applicant and their representative, and representative of a parish council attended the meeting and expressed their views:

- (i) Mr P. Cowley (applicant), Mr G. Ford (on behalf of the applicant) and Mr R. Eady (on behalf of Hoton Parish Council) in respect of application P/17/2070/2.

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

- (i) Councillor Bokor in respect of application P/17/2070/2;
- (ii) Councillor Smidowicz in respect of application P/19/0574/2.

RESOLVED

1. that, in respect of application P/17/2070/2 (Sunrise Poultry Farms Ltd, Land on the West Side of Rempstone Road, Hoton), 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 subject to:
 - (a) an additional condition requiring the applicant to provide the local planning authority with a long term management plan for the landscaping required by condition 6 to better ensure that the impact of the development on the landscape is reduced;
 - (b) an additional advice note suggesting that the latest time for deliveries is limited to 18.00 hours where possible and the latest time for unit clearance operations is limited to 19.00 hours where possible;

2. that, in respect of application P/19/0574/2 (Russo & France, 59 Ashleigh Drive, Loughborough):
 - (a) planning permission be refused, against the recommendation of the Head of Planning and Regeneration, for the following reasons:
 - (i) the design of the proposed development would constitute an overdevelopment of the site and, as a result, would be detrimental to the residential amenity of future occupiers of the dwellings, contrary to policies CS2 of the Borough of Charnwood Local Plan Core Strategy 2015 and saved policies EV/1 and H/17 of the Borough of Charnwood Local Plan 2004;
 - (ii) the overdevelopment of the site would result in insufficient parking being provided, contrary to saved policy TR/18 of the Borough of Charnwood Local Plan 2004;

 - (b) that officers be given delegated authority to finalise the wording of the decision notice.

10. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 10th May 2019 to 7th June 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 2nd September 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 – 18 July 2019

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/18/1723/2	<p>Mrs T Gill Land At Former 28 Curzon Avenue Birstall</p> <p>Erection of detached dwelling with double garage (Revised scheme - P/17/0526/2 refers).</p>	Grant Conditionally	08
2	P/19/0487/2	<p>Loughborough University Pitch 4 Holywell Park Loughborough University Epinal Way Loughborough</p> <p>Replacement of grass playing surface with artificial all-weather playing surface, together with fencing, storage shed, creation of hardstandings, team dug-out and installation of floodlighting.</p>	Grant Conditionally	19

Item No. 1

Application Reference Number P/18/1723/2

Application Type: Full **Date Valid:** 29/01/2019
Applicant: Mrs T Gill
Proposal: Erection of detached dwelling with double garage (Revised scheme - P/17/0526/2 refers).
Location: Land at Former 28
Curzon Avenue
Birstall
Leicestershire
Parish: Birstall
Ward: Birstall Watermead
Case Officer: Steven Holmes **Tel No:** 01509 634770

This item is being brought to Plans Committee as the application has been subject to a 'call in' from Cllr Bentley on the grounds that it is over-dominant to the neighbouring property.

Description of the Application

The application site is a two-storey detached property currently under construction on the Eastern side of Curzon Avenue in Birstall. The site is on a residential street and is located between No's 26 and 32 Curzon Avenue. No.216 Birstall Road is also located to the rear.

While the application is for the erection of a dwelling, the principle of a dwelling has already been approved under application P/17/0526/2. The application is therefore for minor changes to those details previously approved and the regularisation of various unauthorised works.

The changes to the previous application consist of the following:

- Amendments to hipped roof pitch and wall position of the roof dormer extension to the rear elevation
- Erection of parapet walls to the roof of the Kitchen/Dining/Family room to the rear of the building
- Changes to the orangery roof from a mono-pitch to flat roof design.
- Erection of two screens to the raised patio area to restrict views of neighbours' amenity space
- Erection of two balustrades to the front elevation at first floor level
- Removal of one roof-light within north facing garage roof
- Insertion of roof-light to south facing garage roof
- Insertion of roof-light to north facing roof pitch to the front gable of the property
- Application of mock Tudor design to the front gable of the property

- Change in design of central lantern in the roof of the host dwelling
- Erection of an outbuilding to the rear of the property

The above works that have already been erected and are currently unauthorised are:

- Parapet walls to the roof of the Kitchen/Dining/Family room
- Changing the orangery roof from a mono-pitch to flat design.
- Erection of an outbuilding to the rear

The application seeks to regularise these works as part of the wider proposals.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

The following policies are relevant to this application:

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.

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

The policies relevant to this proposal include:

Policy EV/1 – Design – seeks to ensure a high standard of design that respects the character of the area and is compatible in mass, scale and layout.

Policy H/17 – Extensions to Dwellings – should not be detrimental to visual amenity or to the amenities of occupiers of nearby properties.

Policy TR/18 - Parking Provision in New Development notes that planning permission will not be granted for development, unless off-street parking for vehicles, including cycles, and servicing arrangements are included, to secure highway safety and minimise harm to visual and local amenities.

Other material considerations

National Planning Policy Framework (NPPF)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (para.6), fulfilling an economic, a social and an environmental role (para.8). Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para.12). The NPPF states that the government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development (para.124).

Supplementary Planning Guidance (SPG) on House Extensions

This SPG provides advice about the way planning applications for house extensions will be assessed. This includes guidance on the design and appearance of extensions and their impact on the enjoyment of neighbouring properties.

Supplementary Planning Document Leading In Design

This document seeks to encourage, promote and inspire higher design standards in new development.

Relevant Planning History

P/11/2836/2 – Erection of detached dwelling with double garage after demolition of existing bungalow (Revised scheme to P/11/1267/2) – Granted conditionally.

P/15/0850/2 - Erection of detached dwelling with double garage (Revised scheme - P/11/2836/2/2 refers). – Granted Conditionally

P/17/0526/2 - Erection of detached dwelling with double garage (Revised scheme - P/15/0850/2 refers). - Granted Conditionally

Responses of Statutory Consultees

Birstall Parish Council has concerns with respect to:

- The principle of a rear facing dormer window
- Impact upon the sewerage system as a result of increased facilities within the dwelling
- Lack of Parking
- Over bearing within the street scene
- Building without permission undermining the planning process

Councillor Bentley – Called in the application on the grounds of over-dominance.

Other Comments Received

Neighbours

The occupant of no.26 Curzon Avenue has raised objections based upon the following:

- Over-dominance
- Privacy
- Impact upon the street scene
- Accuracy of plans specifically in relation to site levels and the topographical survey.

The respondent claims his views are shared by others on the street.

Consideration of the Planning Issues

The principle of a new dwelling at this this location has already been assessed under application P/11/2836/2 and subsequent amendments have been approved under application P/15/0850/2 and application P/17/0526/2. Application P/17/0526/2 remains extant.

What can be constructed under extant permissions is a material consideration, therefore this application will assess the additional and cumulative impact that further changes may impose. The main issues to be considered in the determination of this application are:

- i.) The impact on the character and appearance of the street scene;
- ii.) The impact on the amenity of occupants of neighbouring properties;
- iii.) The impact on the highway
- iv.) Accuracy of plans

Impact on the character and appearance of the street scene

The only works in addition to what has been approved in application P/17/0526/2 visible from within the street scene are the proposed mock Tudor design (finish) to the front gable, the two balustrades at first floor level and the revised design of the glazed lantern on the roof of the dwelling.

There are multiple examples of a mock Tudor design within Curzon Avenue therefore the introduction of a similar appearance on the dwelling at No. 28 would not be considered an incongruous feature within the street scene.

The provision of balustrades does not create any issues of potential overlooking and they have a high degree of visual permeability and therefore would not be considered a significant addition to the frontage of No.28.

It is also considered the removal of the existing asymmetrical roof/sky-light and its replacement with a symmetrical lantern is an improvement to the current visual appearance of the building in the street scene.

The remaining elements of the application, namely the changes in the design of the orangery with the addition of parapet walls, a raised patio and the construction of an outbuilding in the rear garden are located to the rear of the dwelling and therefore hidden from public view.

Taking into account the considerations above the proposed works visible in the street scene are considered acceptable and entirely appropriate for a residential setting in terms of scale, size and design. It is therefore considered that the proposal complies with policies CS/2, EV/1 & H/17 by not detracting from the character and appearance of the street scene.

Impact on the amenity of neighbouring residential properties

The works that deviate from the original plans have already been carried out and therefore these elements of the application are retrospective. In accordance with the NPPF and the council's enforcement policy, these unauthorised elements have been investigated and discussions have taken place with neighbours, the local ward councillor and the applicant. As a result of negotiations with the applicant some of the elements are shown to be amended on the latest plans and therefore differ from what has been constructed on site at the present time.

Residents have raised concerns regarding the height of the development as constructed; however, during the process of the current application the applicant submitted a plan that shows the outlines of the previous planning permissions against the development as built. The plan clearly shows the development as constructed is actually lower than that proposed in the original application. (Plan No. 147/06ARev A) It is therefore a material consideration to be taken into account in any assessment in respect of the issue of over dominance and the applications that have been granted in the past.

The concerns of the neighbouring resident, in respect of the current constructed height of the parapet walls to the rear of the property have been taken into account and negotiations have resulted in a reduction in their height on the submitted plans. Therefore, if planning permission is granted the parapet walls are to be reduced in height from those currently constructed.

The applicant has revised the design for the roof dormer, from that originally submitted, following concerns raised by neighbours about over dominance and overlooking. It should be noted however a significantly larger and flat roofed dormer extension can be erected under permitted development up to a cubic capacity of 50m³ once the dwelling is occupied (the proposed roof dormer extension has a cubic capacity of circa 13m³).

Screening has been proposed to the patio areas following discussions with the applicant in order to reduce any opportunity for overlooking.

These elements are assessed in more detail in relation to each of the neighbouring properties below.

Impact on no.26 Curzon Avenue

The dwelling is located adjacent to the northern boundary of the application site. The additional works to that approved under application P/17/0526/2 would be the 300mm parapet wall above the Kitchen/Dining/Family room, the change to the orangery roof from a mono-pitch design to flat and the visibility screen to the raised patio.

The works to the parapet would reach a total height of 3.4 metres but would predominantly run parallel with the side elevation to the dwelling at No.26 and be offset from the shared boundary by approximately 1.5 metres and a total of 2.5 metres from the dwelling at no.26. The location of the parapet to the side of the dwelling and the degree of separation allows the proposal to avoid over-dominance or a significant loss of light to the secondary lounge windows present upon the Southern elevation to No.26. This can be considered particularly true when taking into account that a flat roofed extension built to a height of 3 metres can be erected upon the boundary line of the dwelling under permitted development rights, thus presenting a more intrusive scenario than the building under consideration.

The change in roof design to the orangery would be most apparent from a main habitable room at No.26, however, it is considered to alter the appearance to an insignificant degree given that the mono-pitch of the design approved under application P/17/0526/2 is of a very shallow gradient. The current roof design has been raised by 250mm from the lowest point of the mono-pitch roof previously approved and is not considered to cause a significant degree of over-dominance or loss of light as a result.

The proposed screening, to prevent any possibility of overlooking from the raised patio, would be made of an opaque glass therefore allowing light to pass through while protecting the privacy for the occupants to No.26 by preventing users of the raised patio looking back on the neighbouring dwelling. The height of the screening will be 1.7 metres high. It is not considered that this element of the works would be over-bearing given its scale and distance from the boundary line and the suggested materials used for construction.

Concerns have been raised in relation to the effect upon privacy resulting from the rear dormer window, however an inspection has confirmed the view from here demonstrates very little difference from what can be observed from any of the first-floor windows. Furthermore, as mentioned above, a significantly larger and flat roofed dormer extension can be erected under permitted development up to a cubic capacity of 50m³ once a dwelling is occupied (the proposed dormer extension has cubic capacity of circa 13m³).

There are no windows proposed to the side elevations of the dormer therefore the amenity space immediately to the rear of the dwelling (which is considered the most important area of amenity space) is protected from overlooking. The overall privacy of adjacent properties is subsequently not considered to be significantly affected by the proposal.

Further concerns have been raised in relation to the over bearing nature of the dormer window on No. 26 however the design features a hipped roof and does not exceed the ridge height approved within the previous application. As such no additional impact can be considered to befall the occupants of this dwelling.

Impact on No.32 Curzon Ave

This dwelling is located to the South of the application site, with the proposed works most apparent to the occupants here being the outbuilding, the parapet wall and the visibility screen.

The parapet wall adjacent to the occupants of no.32 is two tiered with the higher tier measuring some 3.65 metres and the lower some 3.45 metres. The higher tier will run almost entirely parallel with a single storey extension to the rear of No.32. The lower tier will extend beyond the extension by some 2.75 metres.

Given that the higher element of the parapet wall would be significantly obscured by the existing structure at No.32 and the lower will be just 350mm above the works approved under application P/17/0526/2, it can be considered that there will be little significant detriment caused to the occupants of No.32 as a result of the parapet wall.

The visibility screen would be constructed of timber and run the entire length of the raised patio above an already constructed brick wall. The total height (including the wall) would be 1.85 metres. The height is lower than a 2-metre-high fence allowed under permitted development therefore this would not be considered to cause a detrimental impact with regard to loss of light and over-dominance, while privacy will be improved for the occupants of no.32.

The outbuilding is located adjacent to the shared boundary line of the application site and No.32. It measures 5.1 metres in length by 2.12 metres wide with a mono-pitch roof design.

The outbuilding measures 2.15 metres where closest to the boundary and 2.4 metres at its highest point.

The outbuilding is some 16.5 metres from the dwelling at No.32. Due to the scale and distance from no.32, it is not considered to cause any significant loss of light, over-dominance or imposition upon privacy. Consideration must also be given to the fact that in relation to the outbuilding, had the owner of the host dwelling moved into the property, the outbuilding could have been constructed using permitted development rights without the requirement for an application.

On balance, the works can be considered acceptable with respect to its impact upon this dwelling

Other properties

There are no other properties that are considered to be affected on account of the distance from the dwelling and the application site.

Impact on the highway

These works will not increase the number of bedrooms or alter the previously approved parking arrangements. As such, no additional parking requirements are considered necessary. The proposal can therefore be considered to comply with policy TR/18

There will be no change in the level of traffic both vehicular and pedestrian as a direct result of this planning application therefore it can be considered that no significant undue impact will befall the highway in line with policy TR/18.

Accuracy of plans

The accuracy of previous plans and levels and the latest submitted plans has been brought in to question by a neighbour with particular attention drawn to the topographical survey submitted and the levels portrayed within it. As a result of the concerns raised regarding the survey and the levels of the construction so far, the local planning authority commissioned an independent surveyor to check the accuracy of the levels. The result of that independent assessment demonstrates the plans are accurate and the application can be determined based upon the information provided

Conclusions

The original design of the dwelling was approved by Plans Committee in April 2012. However due to the constraints and issues on the site the development took some time to come to fruition. During the build several changes from the original plans have been made and a number of new proposals have been put before the local planning authority to consider. There are elements of the build that have been constructed, as mentioned in the report, that are considered unacceptable and negotiations have sought to ensure the proposals in this application take these matters into account. The proposal before members is considered to take into account the concerns of the neighbouring property owners. It is recognised the build has been carried out over a longer period than usual but there is no time limit on an implemented permission.

Whilst the number of incremental changes made along the way may have exasperated neighbours and required intervention of the Enforcement Team, it is considered the proposal is in an acceptable form that can be favourably recommended to Committee.

It is considered that the applicant has now reached a point; however, that any further development on the site will need to be considered very carefully and indeed the applicant may have reached a point where no further development could be considered acceptable due to the scale of the development as built. It is therefore proposed that in order to protect the amenities of the neighbouring properties in the future, Permitted Development Rights should be removed to prevent any further alterations or development on the property. This will ensure any future proposals will come before the planning authority for consideration prior to any works being undertaken.

It is considered that the additional impact caused by the works beyond that which can be carried out under permitted development and in excess of that already permitted within extant permission P/17/0526/2 is not significantly detrimental to the amenities of neighbouring residential properties and is not considered to cause loss of light to the habitable rooms within them or cause a significant degree of over-dominance beyond that already approved.

In summary, the proposed development as submitted in the revised planning application is considered to be acceptable in its design and appearance and impact on the street scene. There is also not considered to be any significant impact on the highway from the current circumstances. It is therefore recommended that planning permission should be granted, subject to conditions.

RECOMMENDATION:

Grant Conditionally

1. The development hereby permitted shall be carried out in accordance with the following plans:
 - Application Form - received by the Local Planning Authority on 27 September 2018.
 - Site Location Plan - DT Designs - Drawing No. 2018/08/268 - PAGE 6 of 8 - received by the Local Planning Authority on 24 August 2018.
 - Proposed Floor Plans - Perfect Planning - Drawing No. 160/03B Revision B - received by the Local Planning Authority on 07 June 2019.
 - proposed Elevations - Perfect Planning - Drawing No. 160/04D Revision D - received by the Local Planning Authority on 07 June 2019.
 - Block Plan and Outbuilding Details - Perfect Planning - Drawing No. 160/06B Revision B - received by the Local Planning Authority on 29 January 2019.
 - Sections Plan - Perfect Planning - Drawing No. 160/07B Revision B - received by the Local Planning Authority on 29 January 2019.
 - Topographical Survey - Landtech Surveys - Drawing reference. TG/LS/1892-1 - received by the Local Planning Authority on 29 January 2019.REASON: For the avoidance of doubt and to define the terms of the permission.
2. A minimum of 3 car parking spaces, not including the garage, shall remain available for the parking of vehicles within the curtilage of the dwelling. These spaces shall be of a hard-bound material and shall have a minimum width of 2.4 metres and a minimum length of 5 metres. These spaces shall always remain available for the parking of vehicles and shall not therefore be used for any other purpose, at any time.

REASON: To ensure adequate off-street car parking, in the interests of highway safety.

3. Before the development hereby permitted is brought into use, the wall fronting the site shall be reduced in height and maintained in perpetuity at a maximum of 0.6 metres above the level of the adjacent carriageway.

REASON: To make sure that drivers leaving the access have adequate visibility of pedestrians, particularly children, in the interests of road safety

4. No occupation of the dwelling shall take place until such time as the parking and turning facilities shown on the approved plan have been completed in accordance with the submitted details. Thereafter, the parking and turning facilities shall not be obstructed in any way that would prevent such use.

REASON: To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety.

5. Within 3 months of the date of this decision a scheme, to include full details of a landscaping scheme for the front of the site, noting the species, sizes, numbers and densities of plants shall be submitted for the approval of the local planning authority.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed.

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

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

7. All proposed windows on the southern and northern elevations shall be glazed with obscure glass to a Pilkington level 5 specification which shall always thereafter be retained. In addition, the stair windows shall be fixed, and the other windows subject of this condition shall be top hung opening only at least 1.5m above internal floor level of those rooms. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation thereafter.

REASON: To minimise the effect of the development on the privacy and amenities of nearby residents.

8. Any fencing of the wooded part of the garden should include a permanent space measuring at least 25cm in width and 20cm in height from ground level to allow badger movement through the site. The same restriction shall apply to any new fencing or gate between the boundary of the site and the new dwelling on its north side.

REASON: In the interests of the biodiversity of the site and surrounding area.

9. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order, with or without modifications), no building, enclosure or other structure shall be erected within the curtilage of the dwelling(s).

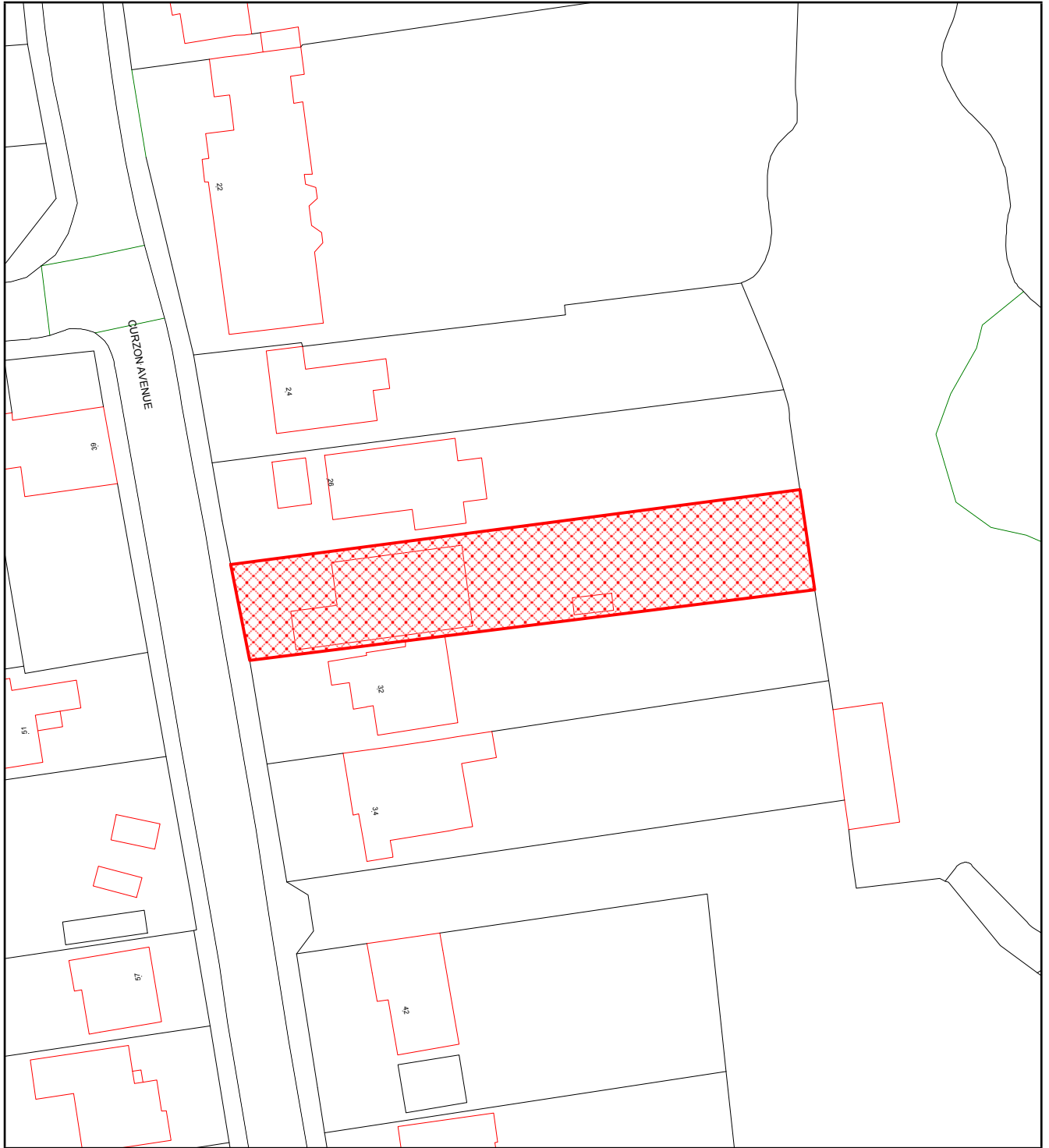
REASON: The carrying out of development of this type may create difficulties in terms of the overall appearance and be detrimental to the residential amenity of neighbouring properties.

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order, with or without modifications), no enlargement, improvement or other alteration of the dwelling shall be carried out.

REASON: The carrying out of development of this type may create difficulties in terms of the overall appearance and be detrimental to the residential amenity of neighbouring properties

The following advice notes will be attached to a decision

1. The decision has been reached taking into account paragraph 38 of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Saved Policies EV/1, H/17 and TR/18 and Core Strategy Policies CS2 and CS13 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.
3. 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 policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
4. Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.
5. All works within the limits of the highway with regard to access shall be carried out to the satisfaction of the County Council's Highway Manager on 0116 305 0001.



Item No. 2

Application Reference Number P/19/0487/2

Application Type:	Full	Date Valid:	15/12/2016
Applicant:	Loughborough University		
Proposal:	Replacement of grass playing surface with artificial all-weather playing surface, together with fencing, storage shed, creation of hardstanding, team dug-out and installation of floodlighting.		
Location:	Pitch 4 Holywell Park Loughborough University Epinal Way Loughborough LE11 3TU		
Parish:	Loughborough	Ward:	Loughborough Ashby Loughborough Nanpantan
Case Officer:	Jacqueline Jackson	Tel No:	01509 634740

This application has been called to plans committee by Cllr. Smidowicz over concerns for nearby residential amenity, particularly with regards to additional lighting, noise and disturbance.

Description of the Application site

The application site is situated within the university campus, set between the West Park and Holywell Park area. The pitch this application relates to is locally known as pitch 4, which is located in the middle of the three 'showcase' grass pitches. The application site lies to the south of Holywell Stadium, immediately adjacent to Beech Park, which contains a volleyball court and Holywell park car park to the west. The university campus boundary runs along the eastern side of the application site and is marked by a line of mature trees and hedges. Beyond this boundary is Holywell Primary school and residential properties.

The application site is set within an area of the campus used for outdoor sport, with several sports pitches including two full size grass pitches immediately to the north and south of the application site. The pitch immediately to the north of the application site has a dual use and is used for football as well as the landing area for the Steve Backley National Throws Centre. To the south west of the site are two further grass pitches and there is also an existing floodlit artificial pitch directly to the north of Holywell Stadium which is used by students for American Football and 5-a-side football. In addition, two grass pitches sit immediately to the east of the Stadium.

Description of the Proposal

The application seeks full planning permission for the replacement of the grass playing surface with an artificial all-weather playing surface, together with fencing, storage shed, hardstanding, team-dugout and the installation of floodlights.

The proposed flood lights have been designed to minimise light overspill. The proposed fencing will re-use the spectator fencing, with new boards and additional ball stop netting behind each goal, to a height of 8m. The proposed hard surfacing will be created around the pitch and a new path to the facility will help facilitate access. The proposed storage shed will be located to the south-east corner of the pitch and the team dug out will be located on the south side of the pitch.

The application is submitted with a planning statement which sets out that the proposal will enable the university to increase the amount of time that the pitch is available for the playing of sport, thereby satisfying its aim of offering unlimited access to world class sport facilities for its elite athletes and increasing opportunities that the general student population has for participating in sport.

The application also includes the following supporting documents:

- Proposed floodlighting plan
- Topographical and utilities plan
- Proposed layout plan
- Proposed fence layout plan
- Drainage layout plan
- Construction detail plan
- Floodlight spillage plan
- Lighting impact study
- Material and finishes information
- Lighting column information
- Details of proposed storage shed
- Design and Access statement
- Noise Assessment
- Ecological Assessment

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

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

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 CS15 – Open Space, Sport and Recreation – provides that proposals should retain sport facilities, unless they are surplus to requirements or replaced provision of at least equal quality and quantity are made in a sustainable location.

Policy CS17 – Sustainable Travel – provides that by 2028, the Council will seek to achieve a 6% shift from travel by private car to walking, cycling and public transport.

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

Policy EV/1 – Design – states that planning permission will be granted for new development providing it satisfies certain criteria. One criterion is that new development safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas.

Policy TR/18 - Parking Provision in New Development notes that planning permission will not be granted for development, unless off-street parking for vehicles, including cycles, and servicing arrangements are included, to secure highway safety and minimise harm to visual and local amenities.

Policy CF/4 – Loughborough University and College Campus – This policy sets out the type of development the Borough Council is likely to grant planning permission for and the various criteria proposals would need to satisfy. In particular Policy CF/4 supports development for academic and ancillary uses (D1) within the Campus boundary provided they afford effective and direct linkages into cycle and footpath networks, the overall design and layout of the development remains compatible with the established character and appurtenance of the campus as defined by the massing, scale and form of any neighbouring development and significant trees, open space or other features important in defining amenity of the locality would not be lost.

Other material considerations

National Planning Policy Framework (the Framework)

The National Planning Policy Framework sets out a presumption in favour of sustainable development. It states that planning forms an economic, a social and an environmental role. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. One of the principles of planning is to seek a good standard of amenity for all existing and future occupants of land and buildings.

Section 4 of the Framework promotes sustainable transport. It states at para 35 that development should be located and designed where practical to amongst other things:

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and
- create safe and secure layouts which minimise conflict between traffic and cyclist or pedestrians

The Framework requires that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The NPPF calls for inclusive and mixed communities and a mix of housing based on current and future demographic trends and the needs of different groups in the community. Decisions should aim to create an appropriate mix of uses and safe environments and should aim to avoid noise giving rise to significant adverse impacts on health or quality of life.

The Framework's policies on design are contained within section 7 and give great importance to the design of the built environment and states good design is a key aspect of sustainable development.

Section 8 of the Framework promotes healthy communities, and states amongst other things, that access to high quality open spaces and opportunity for sport and recreation can make an important contribution to the health and well-being of communities. Para 74 advises that open spaces, sports and recreational buildings and land, including playing fields shall not be built on unless certain criteria are met, including that the loss resulting from the development would be replaced by equivalent or better in terms of quantity and quality in a sustainable location.

Responses of Statutory Consultees

Sport England

Have raised no objection to the application. The application relates to the provision of a new outdoor sports facility on the existing playing field.

They note that the Charnwood Playing Pitch Strategy (2018) advises that there is a level of community access to the existing university pitches, but this is unsecured and informal. The submitted information suggests that the primary purpose is to provide enhanced facilities for students and not formalise community access. Whilst sport England encourage community access to sports facilities, Sport England does not wish to raise an objection to this application as it is considered to meet their policy. It is requested that an advice note is added to any consent.

Charnwood Borough Council – Environmental Health Team

Have raised no objections to the proposal. The Environmental Health Officer is satisfied with the contents and findings of the supporting noise impact assessment. It is suggested the hours of use are restricted to 07:00 - 21:30pm and that there is no associated use of a public address system in line with the additional information submitted by the applicant

Charnwood Borough Councils – Open Spaces Team

Raise no objections to proposals. The Council's Playing Pitch Strategy 2018 and the Football Association's emerging Facilities Plan support the requirement for additional Artificial Turf Pitches in the Borough and therefore proposals are in accordance with the Council's adopted policy for Open Space, Sport and Recreation. They would recommend that a community use agreement is put into place to ensure agreed community access and wider community benefit of the proposed facility.

Other Comments Received

Ward Councillors

Cllr Smidowicz has raised a number of concerns regarding the applications which have been summarised below:

- It is disappointing that the University, after a well-attended meeting of councillors, residents and university staff where a potential alternative was considered, have decided to revert to this scheme. There would have been no objections to the alternative which was feasible but possibly a little more inconvenient to the users. Pitch 7 is considered more suitable and would be less harmful to nearby residential amenity.
- Pitch 4 is a well-cared for turf pitch whose lighting does not affect residents. The proposal will result in a detrimental impact on nearby properties residential amenity by reason of additional light, noise and disturbance.
- The noise assessment report is limited.
- Concerns are also raised regarding the proposed hours of operation.
- The proposed all-weather pitch could be in constant use from the early hours of the morning until late at night. The properties most affected are families, many with shift-work patterns. It is considered the impact on these properties will be unacceptable.
- The existing tannoy systems can be heard from pitches further away than the proposed pitch 4.

Residents and the University will be unable 'to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation.

Please consider the points made and the alternative pitch options before making your recommendations.

Nanpantan Ward Resident Group

The Nanpantan Ward Resident Group have raised an objection to the proposed application. Their concerns are summarised below:

- The noise generated by Pitch 4 would be "Noticeable and Disruptive" as per the Noise Policy Statement for England. This is defined as when the noise causes a material change in behaviour and / or attitude. The quality of life would be diminished due to change in acoustic character of the area. Therefore, it is considered the application should be refused.
- In 2007 the University proposed the creation of Holywell Pitches 3, 4, 5 on the 13 Acre Site. At the time, no lighting was proposed, and it was anticipated that the pitches would be subject to 'light-use' only. At the time residents were reassured by this. In the intervening period a protocol for the use of PA systems has been agreed and implemented; with some exceptions this has mitigated the noise impacts.
- The current application represents a significant departure from the proposal in 2007 as it includes the installation of floodlighting, much greater frequency of use and would extended hours of operation beyond daylight hours.
- Residents feel the proposed application would material change in the usage of Pitch 4 and would have a significant adverse effect on their quality of life.
- Residents would also lose the amenity of living near a largely grassed area.
- The Noise Impact Assessment (NIA) by Hoare Lea is considered to be flawed, as it concludes that the noise expected from the pitch will be no more than a minor inconvenience. However, there were only 20 or so spectators at the match when the NIA was conducted and there will be no limit to the number of spectators that

could attend a match or event on Pitch 4. Consequently, there will be much more crowd noise than that observed during the NIA. The match observed during the NIA was supervised, refereed and involved team coaches; these would have had the effect of tempering the players' noise, whereas the proposed uses of Pitch 4 includes unsupervised activities. Residents know from experience that these types of activity can and do generate significant noise, including unacceptable language. The NIA was conducted using measuring equipment only, there was no attempt to baseline the observations against the noise-levels experienced by residents during the assessment. The NIA also states "It is also noted that there is existing unrestricted use of pitch 4 and the other adjacent pitches which will generate noise. The proposed redevelopment of Pitch 4 does not, therefore, represent the introduction of a new noise source to this part of the site" This is not considered to be correct.

- It is considered that when assessing where to locate the all-weather pitch, the University gave insufficient weight to the concerns of residents. Pitch 6 and 7 are considered to be more appropriate sites for this development and it would only take a few minutes longer to walk/jog to these pitches from the changing/toilet facilities, compared with Pitch 4. The installation of CCTV will address concerns about general security.
- It is considered the proposed hours of operation are inconsiderate and unreasonable. They would also be unenforceable during summer, when natural daylight extends beyond the authorised hours of operation. The absence of a secure perimeter fence to Pitch 4 will make it impossible to prevent unauthorised use of the pitch without a permanent security presence.

Local Residents

We have received 21 letters of objection from local residents. There concerns are summarised below:

- The proposal will have a significantly detrimental impact on nearby properties residential amenity by reason of noise and disturbance.
- Nearby residents already experience noise problems from the nearby stadium, through and other pitches in the vicinity. This development will exacerbate the problem and the cumulative impact on the neighbouring properties quality of life will be unacceptable. The current stadium uses a PA system which causes excessive noise.
- The proposed flood lights will extend and increase the use of the pitch.
- The proposal will significantly increase light in the area to the detriment of nearby properties residential amenity. The lighting columns are considered to be too tall and would be above the neighbouring vegetation and the proposed flood lights will have a detrimental impact on local ecology.
- The current pitch is of a good quality and there is no need for the grass pitch to be lost and resurfaced as an all-weather pitch.
- The submitted noise impact assessment is considered to be inadequate as it fails to include the use of an amplified sound system and states that the current use is unrestricted, but by its nature i.e. grass with no flood lighting the pitches use is more restricted than it would be under the proposal.
- The application site is in a residential area and this type of development is unsuitable.

- The replacement of the grass with an all-weather pitch will significantly increase its usage.
- The storage shed, dug out and hard surfacing will significantly increase the usage of the pitch and encourage spectators.
- The proposed hours of use are too excessive. It is unacceptable to allow use from 7:00 to 22:30. The proposal disturb nearby residents sleep.
- The proposed development should take place on pitch 6 or 7 not pitch 4.
- The proposal will exacerbate existing parking issues within the vicinity

Full copies of all correspondence are available on the planning file and can be viewed online through Planning Explorer.

Consideration of the Planning Issues

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

- i) Principle
- ii) Design and Visual Amenity
- iii) Impact on residential amenity
- iv) Highway impact and parking
- v) Ecology
- vi) Other Matters

Principle of Development

The application site is within the identified boundary of the Loughborough University Campus within an area predominantly used for sport. The application proposes the replacement of grass playing surface with artificial all-weather playing surface, together with fencing, storage shed, creation of hardstanding, team dug-out and installation of floodlighting. The current site is already used as a grass football pitch.

Saved policy CF/4 of the adopted Local Plan sets the framework for the consideration of this application in land use terms and provides a clear indication that the principle of this type of sport use on campus is an acceptable form of development. Policy CF4 supports proposals within the University for the development of academic and ancillary uses. The proposed use is not being altered by the application and will continue to be used as a sport pitch associated with the university.

Policy CS15 of the adopted Core strategy states the local planning authority will seek to retain open space, sport and recreation facilities unless they are clearly surplus to requirements or replacement provision of at least or equal quantity and quality will be made in sustainable development. It also states that the local planning authority will respond positively to development which contributes to open space, sport and recreation provision. This planning application will retain an existing grass football pitch but improve both its quality and capacity via changes to the playing service and facilities. Accordingly, it is considered the proposal complies with policy CS15 and the advice contained within the NPPF in this regard.

For the reasons given above it is therefore considered the proposed application complies with policies CF/4 and CS15 and the provisions within the Framework, and it is therefore considered the application is acceptable in principle.

Design and visual amenity

The proposed application site would remain as a sport pitch, albeit with a different playing surface and use of flood lighting. It is considered the proposal, including the proposed fencing, storage shed, dug out and flood lighting, is of an acceptable design and would not appear out of character or intrusive within this part of the campus. Concerns are raised regarding the height of the proposed flood light columns; however, it is not considered the proposed flood light columns are excessive and would be shielded from views outside the campus by existing vegetation. The proposal also includes the regrading of the land around the pitch, however given the terraced nature of the area already and the character of this part of the University Campus, it is not considered this would be out of character or create an unacceptable feature. Accordingly, it is considered the development would meet the requirements of CS2 and EV1 of the adopted Development Plan with regards to design.

Impact on Residential Amenity

The closest residential properties are located approximately 70m away on Patterdale Drive and 120 m away on Nicolson Road. Immediately to the east of the site is Holywell Primary School.

The proposal includes the continued use of the pitch for sport within part of the site that is characterised by sport uses, albeit it is accepted that the proposed replacement surface and flood lighting will increase the capacity and potential usage of the playing surface. The application site is screened from residential properties by mature trees and vegetation to the east and accordingly is not considered the proposal would have a significant impact on nearby residential properties residential amenity by reason of visual amenity or over bearing impact.

Significant concerns have been raised regarding the proposed application impact with regards to noise and disturbance and the hours of use of the pitch up to 22:30 hours in the evening.

Within the original submission the University sought for the pitch to be used between 07:00 hours to 22:30 hours Monday to Friday and 08:00 hours to 21:00 hours on Saturday, Sunday and recognised bank holidays. The University has reviewed the capacity data for its existing pitches and the usage/capacity for each. The data shows that from 17:00 hours to 23:00 hours in the evenings, all of the current astro turf (PEC) or rubber crumb pitches within the Campus operate at a minimum of 90% capacity during term time. In August and during holiday periods such as Christmas and Easter, when many students are not on campus, usage is still over 50%. In the mornings, use is required from 07:00 hours onwards to enable enough time for training to be finished prior to lectures commencing at 09:00 hours. Accordingly, the usage is highest in the mornings and evenings, with less use during 09:00 hours to 17:00 hours, as most of the students are in academic study during this period. The university therefore argue that there is clearly a need for an additional artificial pitch within the Campus.

A Noise Impact Assessment carried out by Hoare Lea noted that the calculated noise emission levels for pitch activities is below existing ambient and maximum levels that

occur at the nearest residential dwellings. It also noted that the proposals do not represent the introduction of a new noise source to this part of the site, which is already used for sports purposes, including in the early mornings and evenings during summer months. The Environmental Health Officer has considered the Noise Impact Assessment and has confirmed its findings are robust and they do not object to the proposed application on noise and disturbance grounds.

Concerns made by objectors regarding a public announcement system are noted. However, the proposal does not include the installation of such a system. If members are minded to grant planning permission, it is considered appropriate to include a planning condition to restrict any such system being installed or used.

Given the concerns of residents, the university has confirmed they would compromise to an earlier evening finish time of 21:30 hours for use of the pitch. However, given its existing capacity issues in the evenings, any further restriction on the hours would unnecessarily constrain use of the pitch in their opinion.

Concerns have also been raised regarding the noise from spectators. The pitches will predominantly be used for training however there will be competitive games during the day time; however, they are and will attract very few spectators. No spectator seats are being provided as part of the development and any truly competitive games (i.e. those that will attract a large crowd), are played at the University stadium which has capacity to accommodate 3,000 spectators.

On balance, given the use of the site will remain as a sports pitch, the distance to residential properties, the scale of the development and the nature of this area of the campus, it is considered the proposal would not result in a such a significant increase in noise and disturbance as to warrant a refusal of planning permission. It is considered any increase in noise and disturbance can be appropriately controlled via the use of conditions to limit the hours of use and the installation and/or use of a PA system.

Lighting has also been raised as a concern. The proposed floodlights would be LED lighting. Halogen lighting has been used in the past in other locations of the campus and these have resulted in some concerns being raised by nearby residents. The ability to turn halogen lighting on and off is limited by the length of time the lights take to warm up to give their maximum luminance. However, LEDs can be switched on and off easily and can be controlled to such an extent that the University could leave on a single light after the last match / training session has finished to enable players and spectators to leave the facility safely, before turning off, rather than leaving all the flood lights on. The proposed floodlighting has been designed to avoid light spill. The submitted information has been reviewed and it is considered the lighting proposed would be acceptable and would not have a significant detrimental impact on neighbouring residential properties.

For the reasons highlighted above it is considered the proposal accords with the provisions of policies CS2 and EV/1 of the Development Plan and would protect the amenity of people who live nearby and those who will live in the new development.

Highway Impact and Parking

One of the most often felt impacts of the university is the issue of parking on local streets. This application proposes the re-surfacing of an existing grass pitch. Whilst it is anticipated the intensity of the use may increase as a result of the proposal, the play pitch will be predominantly used in association with the university. It is considered given the use of the proposed development, the proposal would have no significant impact on the wider highway network or exacerbate any existing off-site highway issues or on street parking pressures. Paragraph 109 of the National Planning Policy Framework states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. In this case, it is not considered that the proposed development would lead to a severe impact on the highway and the proposal would comply with saved Policy TR/18 of the Local Plan. The Local Highway Authority has raised no objections and accordingly the proposal is not considered to have a severe impact on highway safety.

Trees

The proposal would not remove any existing trees or vegetation other than the existing grass pitch. Accordingly, it is not considered the proposal would have an unacceptable impact on any areas of existing landscape.

Ecology

Whilst the proposed scheme would result in a loss of a well-maintained grass pitch, overall, it is considered that the application site has low ecological value. The application is supported by an ecological assessment. On assessing this document and the proposed application, including the impacts of the floodlights it is considered the proposal would have no significant impact on wildlife. Accordingly, it is considered the proposal accords with policy CS13 of the adopted Charnwood Local Plan 2011 to 2028 Core Strategy.

Other matters

It has been suggested that the proposal should be accommodated on an alternative pitch. Members are reminded that they must determine the application presented to them.

The applicant has gone through a selection process with regards to identifying pitch 4 for this application. Both pitch 3 and 5 are closer to residential properties than pitch 4 and pitch 3 provides a dual use as it also serves as the landing area for the national through centre. Pitches 6 and 7 are within the boundary identified within the adopted Core Strategy for the Science and Enterprise Zone. Policy CS23 requires proposals in this area to provide a cohesive development for the delivery of an extension to the Science and Enterprise zone of 77ha.

Conclusions

This planning application should be considered by applying Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires it to be determined having regard to the adopted development plan unless material considerations indicate otherwise. The proposal is considered to comply with the relevant planning policies and

for the reasons set out above there are not considered to be any other material planning considerations which could justify a refusal of planning permission. In essence the proposal would deliver a resurfacing of a playing surface improving both its quality and capacity. It is considered the impact on any neighbouring properties residential amenity can be managed by imposing conditions. Accordingly it is recommended planning permission is granted in accordance with the recommendation below.

Recommendation: Grant Conditionally

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

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Topography and Utilities – MUK1898-01
- Holywell Pitch 4 3G Pitch Proposed Layout – MUK1898-02 Rev L
- Holywell Pitch 4 Location Plan – MUK1898-04 Rev C
- Holywell Pitch 4 Proposed Fence Layout MUK1898-05 Rev c
- Holywell Pitch 4 Proposed Drainage Layout – MUK1898-06 Rev B
- Holywell Pitch 4 Construction Detail – MUK1898-08 Rev A
- Holywell Pitch 4 Floodlight Spillage Plan – MUK1898- 09 Rev B
- Proposed Floodlighting Column and lamps (Halliday Lighting LED lighting solutions)
- Proposed Floodlighting Plan – Halliday Lighting - 03703 – HLS03703
- Storage Shed images
- Loughborough University Proposed Court Floodlighting Lighting Impact Study – 03703 rev A
- Proposed new 3G pitch. Holywell Sports Pitch 4. Loughborough University – Acoustic Noise Impact Assessment Revision 1 – 20th February 2019
- Ref 8376, Pitch 4, Loughborough University – Ecological Survey Results 2019 – FPCR 8376/EJF/Pitch 4 update.

REASON: To define the terms of the planning permission.

3. The playing pitch shall only be used between 07:00 hours and 21:30 hours Monday to Friday and 08:00 hours and 21:00 hours Saturday, Sundays and recognised Bank Holidays

REASON: to protect the amenity of nearby residential properties.

4. No public address system or other amplified sound system shall be installed or used in association with this playing pitch.

REASON: In the interest of residential amenity

Information notes

1. The Local Planning Authority has acted pro-actively through early engagement with the applicant at the pre-application stage. 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.
2. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS15 and CS17 of the Charnwood Local Plan Core Strategy (adopted 9 November 2015) and Policies EV/1, TR/18 and CF/4 of the Borough of Charnwood Local Plan (adopted 12th January 2004) and the advice contained within the National Planning Policy Framework. have been taken into account in the determination of this application. The proposed development complies with the requirements of these saved Local Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
3. Sport England has provided the following advice;
 - Construction Quality – That the pitch is constructed to FIFA Quality Concept for Football Turf – FIFA Quality (old FIFA 1*) accreditation or equivalent International Match Standards (IMS) as a minimum.
 - Testing – That the 3G pitch is tested and subsequently FA registered (on completion and then every three years for grassroots football and every 1 year for football in the National League System). This will enable the 3G to be used for league matches and therefore help the 3G pitch to be used to its maximum potential by programming matches at peak times.



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/19/0647/2	Full	293 Bradgate Road Anstey LE7 7FX	Partial demolition and erection of ground floor single storey rear extension, entrance porch to front, two storey side extension and attic conversion with a new higher and gabled roof with dormer windows to front and Juliet balcony to rear with rendering of the resultant dwelling.	Permission be granted subject to conditions.	25-Jun-2019	Anstey
P/19/0564/2	Full	27 The Close Anstey LE7 7EP	Proposed erection of detached bungalow.	Permission be granted subject to conditions.	25-Jun-2019	Anstey
P/19/0883/2	Householder	41 The Green Anstey Leicester Leicestershire LE7 7FU	Proposed first floor rear extension and conversion of garage to provide a ground floor bedroom. Erection of a replacement garage and demolition of outbuildings.	Permission be granted subject to conditions.	04-Jul-2019	Anstey
P/19/0846/2	Householder	60 Melton Road Barrow Upon Soar LE12 8NX	Creation of hip to gable roof extension and installation of rear facing dormer extension to dwelling	Permission be granted subject to conditions.	11-Jun-2019	Barrow & Sileby West
P/19/0130/2	Full	Land adj. to Barrow Upon Soar Cemetery Cotes Road Barrow Upon Soar LE12 8JP	Change of use to cemetery.	Permission be granted subject to conditions.	14-Jun-2019	Barrow & Sileby West
P/19/0663/2	Full	3 Riverside Mews Wanlip LE7 4PH	Erection of first floor terrace to the west & north elevations of dwelling.	Permission be granted subject to conditions.	21-Jun-2019	Birstall Wanlip
P/19/1150/2	Demolition Determination	20 Tempest Road Birstall LE4 3BE	Demolition of detached house (Prior Notification)	The submission of details are not required for consideration.	27-Jun-2019	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1163/2	Householder Prior Notification	4 Dale Close Birstall Leicestershire LE4 3LE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 3.85m, and height to the eaves of 2.5m	Prior approval from the Council is not required.	02-Jul-2019	Birstall Wanlip
P/19/0769/2	Full	35 Paget Avenue Birstall LE4 4HY	Erection of two storey extension to rear of dwelling.	Permission be granted subject to conditions.	18-Jun-2019	Birstall Watermead
P/19/0901/2	Householder	53 The Meadway Birstall LE4 4NG	Proposed first floor extension to side and rear of existing dwelling.	Permission refused.	19-Jun-2019	Birstall Watermead
P/19/0907/2	Householder	24 Acacia Avenue Birstall Leicestershire LE4 4HA	Proposed single storey extension to side and rear of existing dwelling.	Permission be granted subject to conditions.	24-Jun-2019	Birstall Watermead
P/19/0723/2	Householder	483 Loughborough Road Birstall Leicestershire LE4 4BJ	Erection of outbuilding to rear of dwelling	Permission be granted subject to conditions.	28-Jun-2019	Birstall Watermead
P/19/0932/2	Householder	51 Sycamore Road Birstall Leicestershire LE4 4LX	Two storey side and rear extensions, single storey extension to rear and loft conversion with rear dormer. Erection of detached double garage to rear and alterations to vehicular access.. Erection of new boundary walls.	Permission be granted subject to conditions.	04-Jul-2019	Birstall Watermead
P/19/0397/2	Householder	20 Fletchers Way East Goscote Leicestershire LE7 3ZG	Proposed single storey extension to front of dwelling.	Permission be granted subject to conditions.	10-Jun-2019	East Goscote Ward

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0825/2	Householder	4 Keepers Croft East Goscote LE7 3ZJ	Proposed single storey extension to side and rear of dwelling.	Permission be granted subject to conditions.	18-Jun-2019	East Goscote Ward
P/19/0879/2	Householder	241 Markfield Lane Newtown Linford Leicestershire LE67 9PQ	Proposed 2 storey extension to side with proposed porch to front of existing dwelling	Permission be granted subject to conditions.	17-Jun-2019	Forest Bradgate
P/19/0350/2	Householder	55 Roecliffe Road Newtown Linford LE12 8TN	Erection of oak-framed car port to front of dwelling (revised scheme P/18/1386/2 refers).	Permission be granted subject to conditions.	21-Jun-2019	Forest Bradgate
P/19/0982/2	Full	4 Paterson Drive Woodhouse Eaves LE12 8RL	Raising of roof and extension to front of garage, erection of single storey extension to rear and installation of 3 dormer extensions (2x front & 1x rear) to dwelling.	Permission be granted subject to conditions.	03-Jul-2019	Forest Bradgate
P/19/0909/2	Full	107 Beacon Road Woodhouse Eaves LE12 8RW	Erection of two storey extension to side of dwelling.	Permission be granted subject to conditions.	05-Jul-2019	Forest Bradgate
P/19/0665/2	Full	100 Hermitage Road Loughborough LE11 4PF	Installation of dropped kerb to property	Permission be granted subject to conditions.	11-Jun-2019	Loughborough Ashby
P/19/0890/2	Full	81 King Street Loughborough Leicestershire LE11 1SB	Change of use from dwelling (Class C3) to five bedroom HiMO (Class C4) and changes to external elevations.	Permission be granted subject to conditions.	19-Jun-2019	Loughborough Hastings
P/19/0817/2	Householder	8 Elms Grove Loughborough LE11 1RG	Erection of single storey rear extension to rear of dwelling.	Permission be granted subject to conditions.	19-Jun-2019	Loughborough Hastings
P/19/0796/2	Full	40 Albert Promenade Loughborough LE11 1RE	Proposed single storey extensions to front and rear of existing dwelling and extension to outbuilding in rear garden.	Permission be granted subject to conditions.	27-Jun-2019	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0699/2	Full	29 Hudson Street Loughborough LE11 1EJ	Single storey extension to rear of dwelling.	Permission be granted subject to conditions.	27-Jun-2019	Loughborough Hastings
P/19/0633/2	Householder	220 Leicester Road Loughborough LE11 2AH	Erection of detached triple garage to rear following demolition of existing garage at side.	Permission be granted subject to conditions.	28-Jun-2019	Loughborough Hastings
P/19/1010/2	Householder	15 High Meadow Hathern Leicestershire LE12 5HW	Erection of two storey extension to side of dwelling.	Permission be granted subject to conditions.	19-Jun-2019	Loughborough Hathern & Dishley
P/19/0525/2	Full	Zouch Marina 26 Rempstone Road Hathern Loughborough LE12 5JN	Erection of a carport.	Permission be granted subject to conditions.	28-Jun-2019	Loughborough Hathern & Dishley
P/19/0703/2	Full	3-4 Baxter Gate Loughborough LE11 1TG	Proposed change of use from Class A1 (Shop) to Class A3 (Restaurants and Cafe), and the installation of extractor flues.	Permission be granted subject to conditions.	11-Jun-2019	Loughborough Lemyngton
P/19/0870/2	Advert Consent	Travis Perkins & Benchmarx Clarence Street Loughborough LE11 1EX	Proposed non-illuminated fascia and free standing advertisements.	Permission be granted subject to conditions.	13-Jun-2019	Loughborough Lemyngton
P/19/0518/2	Full	Synergy House Lisle Street Loughborough LE11 1AW	Change of use of part of an office space (Class B1a) to Restaurant/Cafe (Class A3), and change of use of vacant land to a car park in association with the office space at Synergy House.	Permission be granted subject to conditions.	01-Jul-2019	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0794/2	Full	Pennine House Lemyngton Street Loughborough LE11 1UH	Replacement of windows	Permission be granted subject to conditions.	04-Jul-2019	Loughborough Lemyngton
P/19/0753/2	Full	21 Market Place Loughborough LE11 3EB	Change of use of ground floor from retail (Use Class A1) to mixed Use Classes A1, A3, and A4.Change of use for first floor into two flats of multiple occupation (Use Class C4) and external alterations .	Permission be granted subject to conditions.	05-Jul-2019	Loughborough Lemyngton
P/19/1198/2	Discharge of Conditions	Land at Loughborough University Science and Enterprise Park Loughborough Leicestershire LE11 3QF	Discharge of condition 5 of P/18/0152/2 regarding the proposed materials	Conditions discharged.	02-Jul-2019	Loughborough Nanpantan
P/19/0692/2	CL (existing)	46 Woodlands Drive Loughborough Leicestershire LE11 2DD	Certificate of Lawfulness (Existing) for use of the property as a House in Multiple Occupation (C4).	Permission be granted unconditionally.	25-Jun-2019	Loughborough Outwoods
P/19/0924/2	Full	67 Brookfield Avenue Loughborough Leicestershire LE11 3LN	Change of use from dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4).	Permission be granted subject to conditions.	04-Jul-2019	Loughborough Outwoods
P/19/0570/2	Householder	42 Juniper Way Loughborough Leicestershire LE11 2QA	Erection of single storey extension to rear of dwelling.	Permission be granted subject to conditions.	14-Jun-2019	Loughborough Shelthorpe
P/19/0892/2	Full	35 Maple Road North Loughborough Leicestershire LE11 2JL	Erection of two semi-detached dwellings following demolition of a single storey detached garage	Permission refused.	17-Jun-2019	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1009/2	Change of Use Prior Notification	Grange Farm 69 Main Street Woodthorpe Loughborough Leicestershire LE12 8UG	Prior approval for proposed change of use for an agricultural building to a residential dwelling (Use Class C3) and associated internal and external alterations.	Prior approval from the Council is not required	03-Jul-2019	Loughborough Shelthorpe
P/19/0653/2	Householder	10 Chester Close Loughborough Leicestershire LE11 3BD	Proposed single storey rear extensions and front extension of dwelling.	Permission be granted subject to conditions.	10-Jun-2019	Loughborough Southfields
P/19/0857/2	Full	71 Middleton Place Loughborough LE11 2BY	Erection of single storey extension and dormer extension to rear of dwelling.	Permission be granted subject to conditions.	13-Jun-2019	Loughborough Southfields
P/19/0492/2	Full	16-17 Market Place Loughborough LE11 3EA	Change of use from Retail shop (Class A1) to restaurant/hot food take-away (Class A3 & A5), provision of flue to rear of premises and alterations to the shop front.	Permission be granted subject to conditions.	14-Jun-2019	Loughborough Southfields
P/19/0596/2	Full	140 Forest Road Loughborough LE11 3NR	Extension and alterations to garage to form habitable space and erection of dormer roof extension to side of dwelling (Class C4).	Permission be granted subject to conditions.	18-Jun-2019	Loughborough Southfields
P/19/0917/2	Full	64 Granville Street Loughborough LE11 3BN	Erection of single storey extension to rear of House in Multiple Occupation(class C4)	Permission be granted subject to conditions.	21-Jun-2019	Loughborough Southfields
P/19/0207/2	Full	5 Robin Mews Loughborough LE11 3HJ	Retention of change of use of a single dwelling (Use Class C3) to a house in multiple occupation (Use class C4).	Permission refused.	21-Jun-2019	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0257/2	Full	12 Robin Mews Loughborough Leicestershire LE11 3HJ	Retention of change of use from dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) (retrospective application).	Permission refused.	21-Jun-2019	Loughborough Southfields
P/18/2247/2	Full	18 - 20 High Street Loughborough Leicestershire LE11 2PZ	Subdivision of single commercial unit into two A3 units (cafe/restaurant) and one A1 unit (retail) with alterations to front elevations and installation of fume extraction system. (Revsied scheme P/18/1763/2 refers)	Permission be granted subject to conditions.	25-Jun-2019	Loughborough Southfields
P/19/0974/2	Householder	52 Granville Street Loughborough Leicestershire LE11 3BN	Erection of single storey extension to rear of house in multiple occupation.	Permission be granted subject to conditions.	28-Jun-2019	Loughborough Southfields
P/19/0756/2	Full	The Poplars 61 Park Road Loughborough LE11 2ED	Single storey extension to rear of semi-detached dwelling.	Permission be granted subject to conditions.	03-Jul-2019	Loughborough Southfields
P/19/0528/2	Full	First and Second Floors 51 Market Street Loughborough Leicestershire LE11 3ER	Proposed change of use from flat (Use Class C3) to house in multiple occupation (Use Class C4)	Permission be granted subject to conditions.	05-Jul-2019	Loughborough Southfields
P/19/0912/2	Full	101 Knightthorpe Road Loughborough LE11 5JR	Change of use from a house in multiple occupation (Use Class C4) to a large house in multiple occupation (sui generis)	Permission be granted subject to conditions.	14-Jun-2019	Loughborough Storer
P/19/0396/2	Full	35 Tyler Avenue Loughborough Leicestershire LE11 5NL	Retention of single storey extension to rear and side of dwelling.	Permission be granted subject to conditions.	14-Jun-2019	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0893/2	Advert Consent	95 Ashby Road Loughborough LE11 3AB	Display of two internally illuminated fascia signs and five vinyl window stickers. (Advertisement Consent)	Permission be granted subject to conditions.	18-Jun-2019	Loughborough Storer
P/19/0954/2	CL (existing)	1 Paget Street Loughborough Leicestershire LE11 5DS	Certificate of lawfulness (existing) for use of property as an HMO (Class C4)	Permission be granted unconditionally.	25-Jun-2019	Loughborough Storer
P/19/0854/2	Full	125 Knightthorpe Road Loughborough LE11 5JR	Erection of two storey extension to side of dwelling.	Permission be granted subject to conditions.	27-Jun-2019	Loughborough Storer
P/19/0889/2	CL (existing)	102 Leopold Street Loughborough LE11 5DW	Certificate of lawfulness for existing use of the property as a C4 house in multiple occupation	Permission be granted unconditionally.	28-Jun-2019	Loughborough Storer
P/19/1066/2	CL (existing)	25 Oxford Street Loughborough LE11 5DP	Certificate of Lawfulness (existing) for use of property as a C4 HMO.	Permission be granted unconditionally.	03-Jul-2019	Loughborough Storer
P/19/0612/2	Full	1 Paget Street Loughborough LE11 5DS	Erection of single storey rear extension with loft conversion and insertion of roof light to rear to existing house in multiple occupation.	Permission be granted subject to the following conditions.	05-Jul-2019	Loughborough Storer
P/19/0425/2	Full	105 Rothley Road Mountsorrel Leicestershire LE12 7JT	Change of use from residential dwelling (Class C3) to offices (Class B1).	Permission be granted subject to conditions.	18-Jun-2019	Mountsorrel
P/19/0837/2	Householder	184 Mountsorrel Lane Mountsorrel LE7 7PW	Erection of single storey extension to rear and dormer roof extension to rear of dwelling.	Permission be granted subject to conditions.	24-Jun-2019	Mountsorrel
P/19/1015/2	Householder	71 A Cross Lane Mountsorrel LE12 7BU	Single storey extension to side and rear of dwelling.	Permission be granted subject to conditions.	04-Jul-2019	Mountsorrel

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0506/2	Householder	58 Main Street South Croxton Leicestershire LE7 3RJ	Erection of single storey rear extension, conversion of garage and erection of detached triple garage.	Permission be granted subject to conditions.	14-Jun-2019	Queniborough
P/19/0623/2	Full	Springfield 1523 Melton Road Queniborough LE7 3FP	Erection of single storey extension to rear of dwelling.	Permission be granted subject to conditions.	20-Jun-2019	Queniborough
P/19/0755/2	Full	Harby Haulage Granite Way Mountsorrel Loughborough LE12 7TZ	Erection of a proposed roller brake testing bay within existing haulage yard	Permission be granted subject to conditions.	17-Jun-2019	Quorn & Mountsorrel Castle
P/19/0957/2	Householder	37 Toller Road Quorn Leicestershire LE12 8AH	Erection of car port and application of render to dwelling.	Permission be granted subject to conditions.	26-Jun-2019	Quorn & Mountsorrel Castle
P/19/0100/2	Full	89-91 Redlands Loughborough Road Mountsorrel LE12 7AP	Change of use from Class B1 (office) to Class A3 and provision of replacement paved area for sitting out and refuse storage enclosure to rear.	Permission be granted subject to conditions.	28-Jun-2019	Quorn & Mountsorrel Castle
P/18/0662/2	Full	Linkfield Farm Land northeast of Loughborough Road Mountsorrel LE7 7LS	Erection of 52 dwellings and associated open space, access, infrastructure and landscaping (revised scheme to planning permission references P/16/1344/2 and P/11/2150/2)	Permission be granted subject to conditions.	11-Jun-2019	Rothley & Thurcaston
P/19/0863/2	Full	12 Ridley Close Cropston LE7 7HB	Erection of two storey extension to side, single storey extension to rear, replacement porch and render to dwelling.	Permission be granted subject to conditions.	13-Jun-2019	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0762/2	Full	Rothley Park Cricket Club The Park Westfield Lane Rothley LE7 7LG	Erection of a two lane cricket training facility.	Permission be granted subject to conditions.	14-Jun-2019	Rothley & Thurcaston
P/19/0758/2	Full	The White House 78 Main Street Swithland LE12 8TH	Conversion of loft space within detached outbuilding to habitable space and creation of shower room and lobby at ground floor.	Permission be granted subject to conditions.	21-Jun-2019	Rothley & Thurcaston
P/19/0311/2	Householder	58 Swithland Lane Rothley Leicestershire LE7 7SE	Proposed two-storey side and single-storey rear extensions to host dwelling house, and erection of a detached garage/car port outbuilding to frontage.	Permission be granted subject to conditions.	21-Jun-2019	Rothley & Thurcaston
P/19/0720/2	Full	5 Thurcaston Lane Thurcaston Leicestershire LE7 7LF	Erection of first floor extension to northern elevation and single storey extension to southern elevation of dwelling. Erection of car port and garage building to side/front of dwelling. (Revised scheme P/17/0168/2 refers).	Permission be granted subject to conditions.	21-Jun-2019	Rothley & Thurcaston
P/19/0798/2	Householder	138 Station Road Cropston Leicestershire LE7 7HE	Retention of single storey extension to front of dwelling. Erection of 2.2m high entrance gates and railings to front.	Permission be granted subject to conditions.	28-Jun-2019	Rothley & Thurcaston
P/19/0321/2	Householder	110 Station Road Cropston Leicestershire LE7 7HE	Single storey extensions to side and rear, 1 no dormer to rear and two storey extension and 2 replacement dormers and a bay window to front of detached dwelling.	Permission be granted subject to conditions.	03-Jul-2019	Rothley & Thurcaston
P/19/1011/2	Full	46 Leicester Road Thurcaston LE7 7JG	Two storey extension to front of semi-detached dwelling and single storey extension to rear.	Permission be granted subject to conditions.	04-Jul-2019	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0785/2	CL (Proposed)	37 Countrymans Way Shepshed LE12 9RA	lawful development certificate (proposed) for single story rear extension.	Certificate of Lawful Proposed Development.	12-Jun-2019	Shepshed East
P/19/0264/2	Full	86 Leicester Road Shepshed Leicestershire LE12 9DQ	Proposed erection of detached dwelling.	Permission be granted subject to conditions.	21-Jun-2019	Shepshed East
P/19/0572/2	Householder	21 Radnor Drive Shepshed Leicestershire LE12 9SA	Proposed single storey extension to rear of dwelling.	Permission be granted subject to conditions.	28-Jun-2019	Shepshed West
P/19/0793/2	Full	Land off Tickow Lane Shepshed Leicestershire	Substitution of house types on plots 11, 12, 71, 72, 80, 92, 93, 168, 169 & 179 (P/16/2056/2).	Permission be granted subject to conditions.	28-Jun-2019	Shepshed West
P/19/0749/2	Full	Glenfields Farm 8 Charley Road Shepshed LE12 9EW	Proposed construction of detached single storey outbuilding for agricultural purposes.	Permission be granted subject to conditions.	02-Jul-2019	Shepshed West
P/19/1026/2	Householder	Glenfield Farm Charley Road Shepshed LE12 9EW	Demolition of existing barn and stable outbuilding, and erection of a part single, part double-storey extension to existing dwellinghouse.	Permission refused.	03-Jul-2019	Shepshed West
P/19/0381/2	Full	Land rear of 56 Wellbrook Avenue Sileby Leicestershire LE12 7QQ	Erection of a 2 bedroom bungalow.	Permission be granted subject to conditions.	13-Jun-2019	Sileby
P/19/0841/2	Full	87 Highgate Road Sileby LE12 7PN	Extensions to front of semi-detached dwelling for porch and dormer windows.	Permission be granted subject to conditions.	25-Jun-2019	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0842/2	Householder	55 Ratcliffe Road Sileby Leicestershire LE12 7PU	Demolition of existing bungalow, erection of two semi-detached dwellings with associated parking and outbuildings to rear.	Permission be granted subject to conditions.	28-Jun-2019	Sileby
P/19/0707/2	CL (existing)	42 St Marys Road Sileby Leicestershire LE12 7TL	Certificate of lawfulness (existing) for use of property for Class C2 (residential institution).	Permission be granted unconditionally.	03-Jul-2019	Sileby
P/19/0810/2	Householder	20 College Road Syston Leicestershire LE7 2JF	Single storey extension to rear of semi-detached bungalow.	Permission be granted subject to conditions.	12-Jun-2019	Syston East
P/19/0722/2	CL (Proposed)	84 Wanlip Road Syston Leicestershire LE7 1PB	Certificate of lawfulness (proposed) for loft conversion with rear dormer, three roof lights and 1 sun tube.	Certificate of Lawful Proposed Development.	12-Jun-2019	Syston West
P/19/0824/2	Change of Use Prior Notification	14A Town Square Syston Leicestershire LE7 1GZ	Prior notification of change of use of the first floor of the building from Office (Use Class B1(a)) to 2 no. studio apartments (Use Class C3).	Prior approval from the Council is not required.	24-Jun-2019	Syston West
P/19/0768/2	Full	Memorial Park Pavilion Necton Street Syston LE7 1HF	Proposed single-storey extension to existing Pavilion to create new storage, formation of access ramps and associated external alterations.	Permission be granted subject to conditions.	27-Jun-2019	Syston West
P/19/0732/2	Householder	5 Barkby Lane Syston LE7 2BA	Demolition of existing garage and erection of a part single-storey, part two-storey side extension to the host dwellinghouse in its stead; and associated internal and external alterations.	Permission be granted subject to conditions.	28-Jun-2019	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0025/2	Full	21 High Street Syston LE7 1GP	Extension and conversion of storage room to rear of apartment building to form additional apartment.	Permission refused.	28-Jun-2019	Syston West
P/19/0929/2	Householder	Fountain House 2 Melton Road Burton on the Wolds Loughborough LE12 5AG	Erection of single storey extension to rear of property to form 1 bed annex (revised scheme P/19/0073/2 refers)	Permission be granted subject to conditions.	10-Jun-2019	The Wolds
P/19/0697/2	Householder	27 Clay Street Wymeswold Leicestershire LE12 6TY	Various alterations to dwelling to include: raising roof height; addition of 2 No. dormer windows to front elevation and 1 No. dormer window and solar panel array to rear elevation; erection of porch to side elevation; external timber cladding to first floor; and works to repair/replace boundary treatments.	Permission be granted subject to conditions.	13-Jun-2019	The Wolds
P/19/0840/2	Full	Rose Lane Poultry Farm Brook Street Farm 170 Brook Street Wymeswold LE12 6TT	Installation of ground source heat pumps to be stored in steel shipping containers with associated underground pipework	Permission be granted subject to conditions.	14-Jun-2019	The Wolds
P/19/0875/2	Householder	4 The Stockwell Wymeswold LE12 6UF	Proposed first floor extension to side of existing dwelling	Permission be granted subject to conditions.	20-Jun-2019	The Wolds
P/19/0955/2	Full	Heatherfield Farm 193 Melton Road Burton On The Wolds LE14 3PU	Variation of conditions 2 (materials) & 4 (approved plans) of P/17/1552/2 to alter the triple garage.	Permission be granted subject to conditions.	26-Jun-2019	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0267/2	Householder	1A Brook Street Wymeswold Leicestershire LE12 6TT	Proposed demolition of an existing single-storey conservatory extension and erection of a part single part two-storey rear extension in its stead, erection of a single-storey front porch extension and erection of a single-storey garage outbuilding.	Permission be granted subject to conditions.	27-Jun-2019	The Wolds
P/18/2144/2	Full	Land adjacent 40 Loughborough Road Hoton Leicestershire LE12 5SF	Erection of dwelling, garage, associated parking and access. (Revised scheme - P/15/1946/2 and P/10/2302 refers).	Permission be granted subject to conditions.	03-Jul-2019	The Wolds
P/19/0839/2	Full	16 Bradgate Avenue Thurmaston LE4 8FG	Erection of single storey extension to rear and two storey extension to side of dwelling.	Permission refused.	10-Jun-2019	Thurmaston
P/19/0943/2	Householder	34 Earls Way Thurmaston Leicestershire LE4 8FY	Erection of garage to side and rear of dwelling (revised scheme - P/18/1783/2 refers).	Permission be granted subject to conditions.	11-Jun-2019	Thurmaston
P/19/0166/2	Householder	875 Melton Road Thurmaston Leicestershire LE4 8EE	Erection of two and single storey extensions to rear of dwelling with single storey extensions to side and front.	Permission be granted subject to conditions.	24-Jun-2019	Thurmaston
P/19/0852/2	Full	98 Dovedale Road Thurmaston LE4 8NB	Erection of two storey extension to side and single storey extension to rear of dwelling.	Permission be granted subject to conditions.	27-Jun-2019	Thurmaston
P/19/1104/2	Householder	15 Beechwood Avenue Thurmaston Leicestershire LE4 8HA	Proposed single storey extensions to side and rear of existing dwelling.	Permission be granted subject to conditions.	27-Jun-2019	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0958/2	Householder	11 Westdown Drive Thurmaston Leicestershire LE4 8HU	Erection of two storey side extension to side of dwelling and single storey extensions to front and rear.	Permission be granted subject to conditions.	28-Jun-2019	Thurmaston
P/19/0853/2	Change of Use Prior Notification	Brook Barn Seagrave Road Thrussington Leicestershire LE7 4UG	Proposed change of use from office (use class B1(a)) to residential (use class C3) to create a 2-bedroom detached dwelling.	Prior approval from the Council is not required.	11-Jun-2019	Wreake Villages
P/18/0907/2	Householder	94 - 96 Main Street Cossington Leicestershire LE7 4UW	Erection of single storey extension to rear of dwelling	Permission be granted subject to conditions.	25-Jun-2019	Wreake Villages
P/19/0644/2	Full	Orchard House 29 Regent Street Thrussington LE7 4UB	Raising the roof to double garage/outbuilding and installation of A/C unit to create home office.	Permission be granted subject to conditions.	28-Jun-2019	Wreake Villages
P/19/0815/2	Full	13 Church Leys Avenue Rearsby LE7 4YF	Single storey extension to rear of detached dwelling.	Permission be granted subject to conditions.	03-Jul-2019	Wreake Villages
P/19/0789/2	Householder	22 Rearsby Road Thrussington LE7 4TP	Proposed two storey extension to rear of existing dwelling.	Permission be granted subject to conditions.	20-Jun-2019	