



PLANS COMMITTEE

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

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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 Virtual Meeting - Zoom on Thursday, 21st May 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

13th May 2020

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 6th May 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 62

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

63 - 78

A list of applications determined under powers delegated to officers for the period from 10th April 2020 to 7th May 2020 is attached at page 63.

PLANS COMMITTEE 6TH MAY 2020

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
Group Leader Development Management
Team Leader Development Management (KB)
Principal Solicitor
Information Development Manager
Democratic Services Manager and Democratic
Services Officer (SW)

The Chair stated that this virtual meeting was being livestreamed as a public meeting and would also be recorded and the 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.

55. MINUTES OF PREVIOUS MEETING

Councillor Lowe joined the meeting at 5:10pm.

The minutes of the meeting held on 17th March 2020 were confirmed as a correct record and signed.

56. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

57. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

Councillor Tassell – a personal interest in application P/20/0306/2 was disclosed as the application was in her ward and she considered that she could not take part with an open mind as she had a say in the design when visiting the manufacturers.

58. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/19/2403/2

and P/20/0295/2, and enforcement E/18/0050 were also submitted (also filed with these minutes).

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

- (i) Mr Hall (objector) and Mr Berrill (applicant) in respect of application P/19/2403/2;
- (ii) Mr Ridley (on behalf of applicant) in respect of application P/20/0295/2;
- (iii) Mrs Watts (applicant) in respect of enforcement case E/18/0050.

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 Shepherd in respect of application P/19/2403/2;
- (ii) Councillor Smidowicz in respect of application P/20/0295/2;
- (iii) Councillor Poland in respect of enforcement case E/18/0050.

Having made a disclosure under the Planning Guide of Good Practice, Councillors Tassell was withdrawn from the virtual meeting by the Clerk during the consideration of application P/20/0306/2 (Erection of Public Art, 16 Celandine Road, Shepshed).

RESOLVED

1. that, in respect of application P/19/2403/2 (53 Meeting Street Quorn), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.
2. that, in respect of application P/20/0306/2 (16 Celandine Road, Shepshed), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
3. that, in respect of application P/20/0295/2 (59 Ashleigh Drive, Loughborough) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
4. that, in respect of enforcement case E/18/0050 (Land adjacent to Syston Road Cossington), formal enforcement action as set out in the report of the Head of Planning and Regeneration be not pursued with regards to the metal gates and fencing. Formal enforcement action as set out in the report of the Head of Planning and Regeneration be authorised with regards to the summer house.

59. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 17th February 2020 to 9th April 2020 was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next meeting of the Full Council 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 – 21st May 2020

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/19/0813/2	Mr and Mrs Castleman Land off Platts Lane Cossington Leicestershire LE7 4UX Erection of a dwelling with associated access, parking and landscaping works	Refuse	7
2	P/19/2532/2	Mr & Mrs Jamie & Alison Shilvock Lodge Farm Ratcliffe Road Sileby LE12 7PY Erection of 1 dwelling	Refuse	28
3	P/20/0618/2	Mrs Tracey Frobisher 64 Iveshead Road Shepshed Leicestershire LE12 9ER Erection of two storey dwelling following demolition of existing (revised scheme P/18/2310/2 refers)	Grant Conditionally	49

Item No. 1

Application Reference Number P/19/0813/2

Application Type:	Full Planning Permission	Date Valid:	02/04/2019
Applicant:	Mr and Mrs Castleman		
Proposal:	Erection of a dwelling with associated access, parking and landscaping works.		
Location:	Land off Platts Lane Cossington Leicestershire LE7 4UX		
Parish:	Cossington	Ward:	Wreake Villages
Case Officer:	Jeremy Eaton	Tel No:	01509 634692

The application has been brought to Plans Committee at the request of the Ward Councillor, Councillor James Poland. The Councillor supported planning application reference P/17/2464/2, and in light of this being a similar scheme has requested that the application is this time determined by Plans Committee.

This application was first brought to Plans Committee in August 2019 with an Officer recommendation for refusal of planning permission on the basis of four refusal reasons, including in connection with the principle of the proposed development, the impact of the proposed development on landscaping within the application site and the impact of the proposed development on ecology. Members deferred this application at Plans Committee, and requested that officers engage with the applicant in an attempt to address refusal reasons 2-4. Having undergone this process, this application is being brought back to Plans Committee for further consideration.

Description of the site

The application site relates to a parcel of land, approximately 0.34 Ha. in extent, situated to the southern side of Platts Lane, located within the Development Limits to the village of Cossington, Leicestershire.

The site comprises residential garden land associated with the residential property, The Grove, which adjoins the eastern boundary of the application site, and occupies a corner plot at the highway junction of Main Street and Platts Lane. A further area of residential garden land belonging to The Grove adjoins the western boundary of the application site. A paddock adjoins the southern boundary of the application site.

The northern part of the application site is densely vegetated with mature trees and shrubs, which provide effective screening of the site from Platts Lane. The remaining area of the site is largely grassland, with the south-eastern corner of the site also vegetated with mature trees and shrubs. A pond is located centrally within the application site. The topography of the land is relatively flat.

The application site is located within the Cossington Conservation Area. There are no Scheduled Monuments or Registered Historic Parks and Gardens located within the vicinity of the application site. There are also no Listed Buildings within close proximity of the site; the nearest Listed Buildings being situated on the corner of Main Street and Back Lane and includes No. 129 and No.'s 133 and 137 Main Street, which are Grade II listed. The site is also located within land designated as an Archaeological Alert Area.

The application site is located within Flood Zone 1.

The Application Proposals

This application seeks full planning permission for the erection of 1 no. detached three-bedroom dwelling, with associated access, parking and landscaping works.

The proposed dwelling would occupy an 'L'-shaped built footprint of approximately 24.38m length and 17.83m width. It would be two-storeys in height with a maximum eaves and ridge height of approximately 5.25m and 8.6m respectively. Its architectural design is more traditional in character, incorporating more modern elements. Its material treatment would include a mixture of red brickwork, pale-coloured painted render and Mountsorrel granite stone to the walls under a Welsh slate roof, incorporating Oak-framed/painted hardwood windows and doors.

The proposed dwelling, together with its wrap-round private amenity space, will sit within the southern part of the application site. Within the northern part of the site, would be a front garden including an area of hardstanding located to the frontage of the dwellinghouse, which will be served by a gated private driveway with access taken off of Platts Lane, by virtue of the creation of a new vehicular access.

The northern boundary of the application site will remain as existing, albeit additional landscape planting is proposed adjacent to this boundary in order to close up any existing gaps within the existing landscape screen. The western boundary of the site will also be naturally landscaped.

The proposal would result in the sub-division of the existing residential curtilage of The Grove. A new 1.8m high brick wall would be erected along the eastern boundary of the application site to designate the common boundary between the two sites.

The residential curtilage land of The Grove which adjoins the western boundary of the application site, is proposed for conversion into a Landscape and Biodiversity Area (with local access granted on an appointment basis to the Cossington All Saints Church of England, the Cossington Church of England Primary School and to Parishioners) and associated works, including the creation of two ponds and new landscape planting; however, this falls outside the application site albeit would remain within the Applicant's land ownership. It is possible that this would require a further separate planning application. The Applicant is proposing that the provision of this area, together with its future retention and maintenance, will be controlled under a Section 106 Legal Agreement.

The application has been accompanied by the following planning drawings:

- Drawing No. 1710/001 Rev A (Site Location Plan);
- Drawing No. 1710/002 Rev B (Site Plan as Existing);
- Drawing No. 1710/009 Rev C (Site Plan as Proposed);
- Drawing No. 1710/010 Rev C (Visibility Splay as Proposed);
- Drawing No. 1710/011 Rev B (Ground Floor Plan);
- Drawing No. 1710/012 Rev B (First Floor Plan);
- Drawing No. 1710/013 Rev B (Roof Plan);
- Drawing No. 1710/014 Rev C (West and North Elevations);
- Drawing No. 1710/015 Rev B (East and South Elevations);
- Drawing No. 1710/016 Rev B (Sections);
- Drawing No. 0686.001.C (Sketch Landscape Proposals);
- Drawing No. 0686.003.C (Landscape Proposals (Coloured)); and
- Drawing No. 0686.004.A (Landscape & Biodiversity Zone).

In addition, this application has been accompanied by the following supporting information:

- Application Form;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Landscape Statement;
- Arboricultural Method Statement;
- Ecological Appraisal – Phase 1 Habitat Survey and GCN Update;
- Great Crested Newt Mitigation Report; and
- Draft S106 Agreement – Heads of Terms.

Development Plan Policies

Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

The policies relevant to this proposal include:

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This focuses housing development in locations around the Leicester Principal Urban Area and Loughborough and Shepshed, which includes three Sustainable Urban Extensions.

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; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – Strategic Housing Needs – seeks to manage the delivery of housing in order to balance the Borough’s housing stock and meet the community’s housing needs.

Policy CS11 – Landscape and Countryside – seeks to support and protect the character of the local landscape and countryside.

Policy CS13 – Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 – Heritage – Sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS16 – Sustainable Construction and Energy - supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS25 – Presumption in Favour of Sustainable Development – sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

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

The policies relevant to this proposal include:

Policy ST/2 – Limits to Development – Aims to confine development to land within the Limits to Development identified on the Proposals Map.

Policy EV/1- Design- Seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy TR/18- Parking in New Development – This seeks to set the maximum standards by which development should provide for off street car parking dependent on floorspace or dwelling numbers.

Other material considerations

The National Planning Policy Framework 2019 (NPPF)

The NPPF is a material consideration in planning decisions. The NPPF seeks to achieve sustainable development that fulfils economic, social and environmental objectives.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- policies in the NPPF that protect areas or assets of importance provide a clear reason for refusal.

Footnote 7 makes it clear that where applications for housing are being considered if a 5 year supply of housing land cannot be demonstrated or the housing delivery test indicates that the level of delivery of housing is less than 75% of the housing requirement over the last 3 years that housing supply policies should be considered to be out of date.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date plan they should normally be refused unless material considerations indicate otherwise.

In terms of the remainder of the NPPF, sections relevant to the consideration of this application include the following:

Paragraph 59 makes it clear that the needs of groups with specific housing requirements should be addressed.

Paragraph 61 states that planning policies should consider the need for housing for different groups in the community.

Paragraph 77 outlines that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 109 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 127 seeks to foster high quality design.

Paragraph 130 outlines that planning permission should be refused for development of poor design that fails to take opportunities available to improve the character and quality of an area and the way it functions.

Paragraph 163 states that planning decisions should ensure that flood risk is not increased elsewhere.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes and minimising impacts on and providing net gains for biodiversity.

Paragraph 184 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 190 outlines that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and take this into account when considering the impact of a proposal on a heritage asset in order to avoid or minimise any conflict between the conservation of the asset, and any aspect of the proposal.

Paragraph 192 advises that in the determination of a planning application, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraphs 195 and 196 relate to the level of harm caused to the significance of a designated heritage asset. Where substantial harm or total loss of significance of a designated heritage asset is to occur, Local Planning Authorities should refuse consent, unless it can be demonstrated that the public benefits of the proposal outweigh the harm caused. Where less than substantial harm is to occur, the harm should be weighed against the public benefits of the proposal.

National Planning Practice Guidance (NPPG)

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues.

National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Leading in Design Supplementary Planning Document (February 2006)

This document encourages and provides guidance on achieving high quality design in new development. Appendix 4 sets out spacing standards for new housing developments to ensure that overlooking and over dominance do not occur and that a good quality design is achieved.

Housing Supplementary Planning Document (2017)

Adopted in May 2017, the SPD provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan.

Leicestershire Highways Design Guide

This document sets out the Local Highways Authority's design guidance in respect of highway matters.

Cossington Conservation Area Character Appraisal

This document provides an assessment of the special architectural and historic interest of the Conservation Area, which forms a material consideration in the assessment of planning applications.

Charnwood Landscape Character Assessment (2012)

This document identifies the distinct landscapes within the Borough by describing their key characteristics and natural, historical and cultural features. It defines six distinct landscape character areas, of which the site is located within the Soar Valley Landscape Character Area.

Settlement Limits to Development Assessment

This document comprises the review of extant Limits to Development for settlements in connection with the emerging Local Plan for the Borough. This review proposes revised Development Limits for the village of Cossington. As a result, it is intended that the application site would fall outwith the emerging Limits to Development.

Planning (Listed Building and Conservation Area) Act 1990

This consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit. The legislation gives Local Planning Authorities a statutory duty to give special attention to the desirability of preserving listed buildings and their settings, or preserving or enhancing the character or appearance of conservation areas.

Draft Charnwood Local Plan (2019-36)

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16th December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36.

Draft Cossington Neighbourhood Plan

This document is at an early stage of the Neighbourhood Plan process. The Neighbourhood Area for Cossington was approved by Charnwood Borough Council on 17th March 2020.

Relevant Planning History

The application site has been the subject of the following relevant planning history:

- P/12/1828/2 - (Advice) Erection of single dwelling - Advice Given (25.09.2012);
- P/14/2090/2 - Erection of detached dwelling with access from Platts Lane - Refused (26.05.2016); and
- P/17/2464/2 - Erection of detached dwelling with associated access, parking & landscaping - Revised scheme of P/14/2090/2 – Withdrawn (01.10.2018).

Response of Consultees

Leicestershire County Council Highway Authority

The Local Highway Authority have referred the Local Planning Authority to their Standing Advice dated September 2011. In particular, the Local Highway Authority have advised that specific consideration is given to the design of the proposed site access and off-street vehicular parking provision.

Leicestershire County Council – Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) have referred the Local Planning Authority to their Standing Advice.

Cossington Parish Council

Support the application. It is considered that the proposed development would improve the visual appearance of the site when entering the village along Platts Lane.

Third Party Representations

Cllr. James Poland

The Councillor supported planning application reference P/17/2464/2, and in light of this being a similar to that previously proposed, the Councillor has requested that the application is determined by Plans Committee.

Public Comment

One letter of objection has been received in connection with this planning application. The correspondence requests that the proposed dwelling house is positioned further away from the adjoining property, Orchard House, and additional landscaping is provided to the southern and eastern boundaries of the application site to address any impact on the residential amenity of the neighbouring residential property by reason of scale, overlooking, and loss of privacy.

Seven letters of support have also been received to the application. The comments made in these correspondences are summarised below;

- The application site is located within the Limits to Development for the village;

- There has been a historic loss of trees along Platts Lane. The proposal would reverse this trend and improve the visual amenity along this streetscene;
- The design of the proposed development is considered to be sympathetic to, and enhance, a gateway to the village;
- The proposal would create a biodiversity enhancement;
- No adverse impact would arise in respect of matters of highway safety.

Consideration of the Planning Issues

This application is for full planning permission and the key considerations are:

- The principle of the proposed development;
- Design and impact on a designated heritage assets;
- Impact on residential amenity;
- Impact on landscaping;
- Impact on Ecology;
- Flood risk/drainage; and
- Highway matters.

Principle of the proposed development

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan for Charnwood comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015) and those “saved” policies within the Local Plan which have not been superseded by the Core Strategy.

The application site is located within the Development Limits to the village of Cossington, as established under “saved” Policy ST/2 of the Charnwood Local Plan. Cossington is identified as an ‘Other Settlement’ under the settlement hierarchy outlined within Policy CS1 of the Charnwood Local Plan (Core Strategy).

“Saved” Policy ST/2 of the Charnwood Local Plan outlines that built development will be confined to sites within Limits to Development, unless specific exceptions exist under other Development Plan policies that would otherwise allow for development outwith Limits to Development. This “saved” Policy was adopted over 5 years’ ago and as such should no longer be attributed full weight in the assessment of the proposal.

Policy CS1 of the Charnwood Local Plan (Core Strategy) sets out a sustainable pattern of growth for the Borough. It targets urban areas on the edge of Leicester, Loughborough and Shepshed and then service centres before “other” settlements for this growth. This is because other settlements have limited local facilities and public transport meaning that residents would be dependent on car based travel. Within the 12 “other” settlements listed it allows for local social and economic need and seeks to achieve this via the provision of at least 500 new homes, (across all 12 settlements). These are to be small scale opportunities within limits. Whilst the figure of 500 units is not an absolute cap it is nevertheless designed to allow a proportionate amount of growth in accordance with the sustainability credentials of each settlement type. As of

31st March 2019, there were 665 units delivered with a further 174 units committed across all 12 settlements. This shows that the level of growth envisaged for other settlements has already been achieved. Significant growth beyond this would undermine the sustainable pattern of growth the policy seeks to achieve.

The reasoned justification which supports Policy CS1, notably Paragraph 4.50 of the Charnwood Local Plan (Core Strategy), outlines that 'Other Settlements' may be suitable for some small-scale infill development to meet local needs; however, to be considered small-scale, a development should be appropriate in size for the respective village that it would be within and the character of the site's location and surrounding context. Charnwood Borough Council is currently able to demonstrate a 5-year supply of deliverable housing sites. This is outlined within the Council's 'Five Year Housing Land Supply – 31st March 2019' Position document, which indicates a supply of 6.41 years. As a result, the above policies, which influence the location of housing development, are considered to be up-to-date and materially relevant to the Local Planning Authority's assessment of the proposed development in this case.

The proposed development relates to the erection of a three-bedroom dwelling house on the application site. Whilst the proposal comprises small-scale development, it is considered that the proposed development would not represent 'infill' development, by virtue of the siting of the proposed dwelling and its considerable distance to the rear of the existing development fronting Main Street. It would introduce frontage development onto this part of Platts Lane, which is not a characteristic of this part of the village. This is rural approach into the village of Cossington where new development, even with landscape screening and the minimum works necessary to form a vehicular access, would adversely alter the relationship between the village and its rural setting. In addition, there is no evidence to suggest that the proposal will meet an identified local need. At present, there is no comprehensive housing need survey for Cossington. In the absence of this, there is no evidence of there being a specific housing need requirement within the village.

In view of the above, whilst the proposed development would be in accordance with the relevant provisions of "saved" Policy ST/2 of the Charnwood Local Plan, it is considered that the proposed development would be contrary to the relevant provisions of Policy CS1 of the Charnwood Local Plan (Core Strategy). Accordingly, it is considered on balance that the principle of development would not be acceptable in this case.

Notwithstanding the above, following the Settlement Limits to Development Assessment in connection with the emerging Local Plan for the Borough, this review proposes revised Development Limits for the village of Cossington. As a result, it is intended that the application site would fall outside the emerging Limits to Development as part of the emerging Local Plan.

Furthermore, in terms of the emerging Local Plan, this has reached the Preferred Options consultation stage. Draft Policy LP1 outlines the potential development strategy for the Borough. It outlines that sustainable development, including residential development, would be supported within defined Development Limits in line with the settlement hierarchy and spatial pattern outlined under this Policy.

At this time, the Settlement Limits to Development Assessment and emerging Local Plan hold limited weight in the assessment of this planning application. However, in this case, these documents would indicate that residential development on the application site would unlikely be acceptable in principle going forward. This would also appear to reinforce the position of the Local Planning Authority in respect of the above assessment in context of the current Development Plan.

Design and impact on a designated heritage assets

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan 2004 seek to ensure high quality design and layout, which respect the character and appearance of the host dwelling and are compatible with the streetscene and wider built context.

Policy CS14 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make.

Chapter 16 (Paragraphs 184 to 202) of the NPPF sets out Central Government’s policy in respect of heritage assets, and seeks to conserve and enhance historic assets for current and future generations. Paragraph 190 outlines that an assessment of the significance of the heritage asset to be affected is required before than assessing the level of impact caused to the heritage asset by virtue of that proposed. The assessment of harm to the heritage asset is addressed under Paragraphs 193 to 202.

The application site is located within the Cossington Conservation Area. The site is also located within land designated as an Archaeological Alert Area. There are no Listed Buildings within close proximity of the site; the nearest Listed Buildings being situated on the corner of Main Street and Back Lane and includes No. 129 and No.’s 133 and 137 Main Street, which are Grade II listed.

The Cossington Conservation Area Character Appraisal describes Cossington as a linear settlement that developed north to south along Main Street, which is demonstrated by virtue of the concentration of listed buildings and non-designated heritage assets along the length of Main Street.

The Character Appraisal refers to three distinct areas within the Conservation Area in reference to villagescape. The latter area relates to the area south of the crossroads of Main Street with Platts Lane and Back Lane to the southern boundary of the Conservation Area, which would include the application site. The character of this area is described as comprising larger plots with dwellings being more-widely spaced apart, with a variety in the placement of the buildings with several dwellings set back from the highway. The Grove is identified as being one of two properties set within their own grounds with their main elevations perpendicular to Main Street. Platts Lane is identified as being undeveloped, although the dense vegetation, established trees and the red brick and granite rubblestone walls reflect the characteristics found elsewhere within the Conservation Area.

Dwellings are typically two-storeys in height, although there are significant differences in the size and scale of the buildings. The architecture within the Conservation Area is

considered to be of high quality which is enhanced by the use of architectural detailing. In respect of prevailing material treatments within the Conservation Area, these include a number of elevation finishes for wall treatments (red brick is the most common wall material although render, rubblestone and a mixture of red brick/rubblestone are alternative materials used for wall treatments), three main roofing materials (Swithland slate, Welsh slate and thatch) and windows/doors of varying design and timber construction.

The application site is not specifically referred to within the Cossington Conservation Area Character Appraisal, other than forming part of the curtilage to the grounds of The Grove, and in context of its landscaped nature.

In respect of the proposed development, it is considered that this would reflect the urban grain of this part of the Conservation Area. Whilst the existing dwelling, The Grove, will sit within a substantially reduced curtilage, it will remain sited within a large-sized plot. In addition, the proposed dwelling will also sit within a large-sized residential plot, and occupy a position set back from Main Street, which is typical of the character of this part of the Conservation Area. Furthermore, the dense landscaped northern boundary of the application site, and the wider curtilage to The Grove, will largely remain as existing, despite the creation of a new vehicular access off of Platts Lane. Therefore, the attractive, landscaped appearance of Platts Lane when viewed from the junction with Main Street, or indeed from the west of the application site, will be retained, which in turn will assist in terms of providing considerable screening to the proposed new dwelling.

With regard to the design of the proposed dwellinghouse, by virtue of its scale, massing, material treatment, detailing and overall appearance, it is considered that it would reflect the architectural characteristics and materials of existing buildings located within the Conservation Area. The design, although quite traditional, is considered to have a composition and refinement that provides a contemporary architectural language to the proposed dwelling rather than representing a pastiche of existing buildings. Accordingly, it is considered that the proposed dwellinghouse would be in keeping with the character and appearance of neighbouring buildings located within the Conservation Area.

The landscaping scheme proposed for the northern and western boundaries of the application site, and on adjoining land pertaining to The Grove, and in consideration of the application site and its wider context to the east, south and west, it is considered that the proposed dwellinghouse would largely be screened from viewpoints within the street scenes of Platts Lane and Main Street, and in context of the wider landscape setting where it would in any event be viewed against the backdrop of the existing settlement of Cossington.

With regard to the Cossington Conservation Area, it is considered that the proposed development would conserve the significance of the Conservation Area and that it would not result in harm to the significance (either substantial or less than substantial) of this designated heritage asset. Accordingly, no further assessment of the proposed development would be required in respect of Paragraphs 194 to 202 of the NPPF and weight must be ascribed to the conservation of the asset in the planning balance.

The application site sits within an Archaeological Alert Zone. The Cossington Conservation Area Character Appraisal outlines that there is potential for below-ground archaeological remains to be present within the Conservation Area, which includes the application site. Indeed, historically medieval or post-medieval finds have been discovered within the village of Cossington.

Given the nature of the proposal, and the potential for below-ground archaeological remains to be present, it is considered reasonable and appropriate in this case to apply relevant Planning Conditions to ensure that archaeological investigation is undertaken prior to below-ground works being carried out, in accordance with a Written Scheme of Investigation, and that any works are implemented in accordance with the Written Scheme of Investigation.

In view of the above, and subject to planning conditions, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2 and CS14 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan 2004. Furthermore, the proposal would be in accordance with the relevant provisions of the National Planning Policy Framework, including Chapter 16.

Residential amenity

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan 2004 seek to protect the amenities of nearby properties.

The neighbouring residential properties which would potentially be most affected by the proposed development include The Grove and Orchard House. It is considered that none of the other neighbouring properties along Main Street would be affected in any way by virtue of that proposed given the siting of the proposed dwelling within the application site, the extent of landscape planting (both existing and proposed) along the northern and southern boundaries of the site, and the level of separation involved

With regard to The Grove, the proposed dwellinghouse would be orientated to the west of this existing neighbouring property, sited approximately 13.0m from the eastern boundary of the application site, and in excess of 49.0m to the side elevation of the host dwellinghouse. It would be two-storeys in height with a maximum eaves and ridge height of approximately 5.25m and 8.6m respectively. The length of the side elevation would be approximately 16.5m. At first floor level, there will be a number of primary habitable room (bedroom) windows and a number of primary non-habitable room (en-suite) windows.

In this case, by virtue its orientation and siting within the application site, the level of separation proposed, and its scale, mass, material treatment, and overall appearance, it is considered that the proposed dwellinghouse would not represent an overbearing and intrusive structure to the side (western) elevation of this neighbouring property (The Grove), and its private amenity space, and would not result in any significant adverse impact in respect of loss of access to natural day and/or sun light. In addition, there are no concerns that the proposed development would result in any opportunities to overlook the side (western) elevation of The Grove. Whilst some overlooking of the

private amenity space to The Grove could occur as a result of the proposed development, it is considered that much of the private amenity space to this neighbouring property would remain private meaning there would be no significant loss of privacy.

With regard to Orchard House, the proposed dwellinghouse would be orientated to the north-west of this existing neighbouring property, sited approximately 11.0m from the southern boundary of the application site, and in excess of 36.0m at its closest point from the neighbouring dwellinghouse (as per the resulting dwellinghouse approved under Planning Permission reference P/18/1049/2). Additionally the boundary is well screened.,

In this case, by virtue its orientation and siting within the application site, the level of separation proposed, combined with existing landscaping on-site which is to be retained, and its scale, mass, material treatment, and overall appearance, it is considered that the proposed dwellinghouse would not represent an overbearing and intrusive structure to this neighbouring property, and its private amenity space, and would not result in any significant adverse impact in respect of loss of access to natural day and/or sun light. In addition, there are no concerns that the proposed development would result in any significant opportunities, if any, to overlook the northern and western elevations of the neighbouring dwellinghouse, and its private amenity space, in which case there would be no consequential loss of privacy.

Accordingly, it is considered that the residential amenity to adjoining neighbouring properties would not be materially impacted and that the relevant provisions of Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan 2004 and the guidance of the supporting Design SPD would be met.

Notwithstanding the above, In respect of the private amenity spaces proposed for The Grove and the new dwelling, these are considered to be of an appropriate size commensurate with the scale of the residential properties both as existing and proposed in this case.

In view of the above, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan 2004 and the guidance contained within the Design SPD. In addition, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 127 of the National Planning Policy Framework.

Impact on Landscaping

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policy EV/1 of the Charnwood Local Plan 2011-2028 Core Strategy seek to ensure high quality design and layout, including the retention of existing landscape features, which respect the character and appearance of the local area.

Question 15 of the Application Form outlines that there are trees and/or hedgerows within the application site and located on adjoining land that would potentially influence the proposed development, or otherwise be important as part of the local landscape character. Drawing No. 1710/002 Rev B (Site Plan as Existing) shows this to be the case.

In support of this application the Applicant has submitted an Arboricultural Method Statement (Report reference 190926-1.0-PLC-AMS-MW), prepared by Treework Environmental Practice, dated 30th September 2019.

As part of the proposed development, it is proposed to remove trees T57, T58, T59, T60 and T61, and to undertake tree works, e.g. removal of deadwood, pruning, lifting of canopies, etc., to other trees as required, in order to facilitate access to the application site and the private driveway. In addition, following observations on-site on 12th February 2020, it is also now proposed to remove trees T13, T14, T45 and T46, in order to facilitate the relocation of the proposed dwelling within the application site, as part of an amended scheme, to ensure a better relationship with regard to the proposed dwelling and the retained trees on-site. With regard to the trees to be removed, all of these trees were identified as 'Category C' (Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm) trees.

Through negotiations with the Applicant, Officers have secured a suitable replacement landscaping scheme across the application site and on adjoining land in context of the Landscape and Biodiversity Area, including appropriate mitigation for the loss of existing trees on-site, and other vegetation, which is considered to be acceptable in this case. This is indicated on Drawing No.'s 1710/009 Rev C (Site Plan as Proposed), 0686.003.C (Landscape Proposals (Coloured)) and 0686.004.A (Landscape & Biodiversity Zone).

Accordingly, it is considered that the proposed development would be acceptable on arboricultural grounds, in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan (Core Strategy) and "saved" Policy EV/1 of the Charnwood Local Plan 2004. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of the National Planning Policy Framework.

Impact on Ecology

Policy CS13 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to ensure protected species are not harmed as a result of development proposals and wherever possible enhance the potential through landscaping and drainage solutions to provide development that promotes ecological benefit.

"Saved" Policy EV/1 of the Charnwood Local Plan and Policies CS2 and CS11 of the Charnwood Local Plan 2011-2028 Core Strategy seek to ensure that appropriate designs and layout are provided which delivers high quality design and the provision of appropriate green infrastructure is also a relevant consideration in this context.

In support of this planning application, the Applicant has submitted an 'Ecological Appraisal – Phase 1 Habitat Survey & GCN Update' report, prepared by White Young Green Environment Planning Transport Ltd, dated 29th November 2017. In addition, the Applicant has submitted a Great Crested Newt Mitigation Report, prepared by White Young Green, dated 20th November 2019, in support of this application.

The proposal includes the removal of an existing pond which is located within the application site. This watercourse is a Great Crested Newt (GCN) breeding site and contains a small population of GCNs, and the vegetation surrounding the pond appears to be the breeding ground of the common moorhen (*Gallinula chloropus*).

To compensate for this loss, it is proposed to create a Landscape and Biodiversity Area, including the creation of 2 no. new ponds, on land located outside but adjoining the western boundary of the application site. This land is located outside the Limits to Development of Cossington, within the open countryside.

It is considered that the Applicant has demonstrated that no alternative options existed for the location/siting of the proposed dwellinghouse in light of extant Development Plan Policies, nor could any meaningful mitigation be delivered within the application site, and as such the loss of the existing pond within the application site is considered to be acceptable in principle. In addition, the compensation proposed to mitigate the loss of the existing pond on-site is also considered to be acceptable.

In order to secure the implementation of this Landscape and Biodiversity Area together with its future retention and maintenance, this would need to be controlled via a Section 106 Agreement in the event that the Local Planning Authority are minded to grant planning permission in connection with the proposed development.

The Applicant has agreed to enter into a Section 106 Agreement in the event that the Local Planning Authority were minded to grant Planning Permission in connection with that hereby proposed. In addition, discussions remain on-going with the Applicant in respect of the draft Section 106 Agreement. However, in the absence of a signed Planning Obligation at this time, the Local Planning Authority would be unable to secure the delivery and long-term management of the ecological mitigation proposed on an adjoining parcel of land located outside the application site to address the adverse impact on European Protected Species that will arise in this case. As a result, this would merit the refusal of planning permission in this case.

Notwithstanding the above, this provision will be subject to obtaining a GCN disturbance license from Natural England, to permit a habitat creation and the translocation of the existing GCN population between the two sites. This would be subject to a different consenting regime that will fall outwith the scope of any planning permission granted by the Local Planning Authority.

The application site is considered to be of moderate foraging quality for bats. It is understood that 2 trees located within the application, which have low-moderate and moderate-high bat roost potential, are likely to be subject of either felling or other tree works, e.g. crown lifting, in order to facilitate access to the application site. In order to mitigate this impact, it is proposed to install 2 no. bat roost boxes to existing trees

located adjacent to the northern boundary of the site, which are to be retained. A condition could be attached to secure this mitigation.

With regard to any further vegetation clearance, it is proposed that this will be undertaken outside of the bird nesting season (September through to February), or otherwise undertaken subject to supervision by an experienced Ecologist. Furthermore, it is proposed that this will be undertaken outside of the hibernation period for reptiles (March through to October).

With regard to invasive species on-site, notably the giant rhubarb located around the pond and Rhododendron, these are proposed to be removed from site.

In view of the above, whilst the proposed development has the potential to meet the relevant provisions of the Policies outlined above, in the absence of a signed Planning Obligation, it is considered that the proposed development would be contrary with the relevant provisions of Policy CS13 of the Charnwood Local Plan (Core Strategy). Furthermore, it is considered that the proposed development would be contrary with the relevant provisions of Chapter 15 of the National Planning Policy Framework.

Flood risk/drainage

Policy CS16 of the Charnwood Local Plan 2011-2028 Core Strategy encourages sustainable design and construction and directing development to location within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere, and requiring new developments to manage surface water run off with no net increase in the rate of surface water runoff for Greenfield sites.

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to ensure that development proposals reduce their impacts upon and be resilient to the effects of climate change in this context in accordance with Policy CS16.

Paragraph 163 of the National Planning Policy Framework requires local planning authorities to ensure that, when determining planning applications, flood risk is not increased elsewhere and to only consider development in areas of flood risk where, informed by a site-specific flood risk assessment and will not put the users of the development at risk.

According to the Government's Flood Map for Planning, the application site is identified as being within an area (Flood Zone 1) at risk of suffering a 1 in 1000 year (0.1% chance) flood event. This is supported by the Council's own mapping data.

Residential development within Flood Zone 1 is considered to be acceptable in principle in line with Paragraph 163 of the National Planning Policy Framework and Policy CS16 of the Charnwood Local Plan (Core Strategy).

Notwithstanding the above, the Application Form outlines the Applicant intends on surface water being disposed by way of a soakaway and sustainable drainage system, whilst the method of foul water drainage is to be achieved by mains sewer.

No further detailed information concerning these means of drainage support this application. Accordingly, it is suggested that appropriate conditions should be imposed in the event that the Local Planning Authority are minded to grant planning permission in connection with the proposed development in order to ensure an appropriate method of foul and surface water drainage can be achieved.

Leicestershire County Council (Lead Local Flood Authority) have been consulted in connection with this planning application. No objection has been raised; however, the Lead Local Flood Authority have referred the Local Planning Authority to their Standing Advice.

In view of the above, and subject to planning conditions, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2 and CS16 of the Charnwood Local Plan (Core Strategy), and the relevant provisions of the National Planning Policy Framework.

Highway matters

Policy TR/18 of the Charnwood Local Plan sets out parking standards in respect of development proposals. The Leicestershire Highways Design Guide provides updated advice, and represents a material consideration in this case.

Paragraph 109 of the National Planning Policy Framework outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Leicestershire County Council (Local Highways Authority) were consulted in connection with this planning application. The consultation response received outlines that the Local Highways Authority raise no objection in respect of the proposed development, although they have referred the Local Planning Authority to Standing Advice.

In this case, the proposed dwellinghouse would comprise a 3-bedroom property. "saved" Policy TR/18 states that a maximum of 2 no. off-street vehicular parking spaces would be required to serve the proposal, subject to them being designed in accordance with the design standards outlined within the Leicestershire Highways Design Guide & standing advice.

The area of hardstanding proposed adjacent to the proposed dwellinghouse would accommodate at least 2 no. off-street vehicular parking spaces that would comply with the Development Plan and the design standards outlined within the Leicestershire Highways Design Guide. Additionally there is ample provision for cycle parking at the property.

In view of the above, it is considered that appropriate off street vehicular and cycle parking provision can be accommodated within the site.

With regard to on-site turning facilities, the area of hardstanding proposed to the frontage of the proposed dwelling would provide necessary turning facilities to allow vehicles to manoeuvre on-site in order to enable them to leave site in a forward gear.

With regard to the proposed access, subject to the imposition of a planning condition in the event that the Local Planning Authority are mindful to grant planning permission in respect of the proposed development to control the gradient and surfacing of the proposed access, it is considered that the proposed access would comply with the design standards outlined within the Standing Advice.

Access gates are proposed to the private driveway. The gates would be sited approximately 5.96m from the back edge of the carriageway to Platts Lane which would meet the design standards outlined within the Standing Advice

Notwithstanding the above, the proposed development would not result in any change in respect of the access and parking arrangements for The Grove.

In view of the above, and subject to planning conditions, it is considered that the proposed development will not give rise to material harm in respect to matters of highway safety. Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 109 of the National Planning Policy Framework, Policy CS2 of the Charnwood Local Plan (Core Strategy), and “saved” policy TR/18 of the Charnwood Local Plan.

Conclusion

For the reasons set out in this report it is considered that the principle of the proposed development is not acceptable, as it is considered to be contrary to the intentions of Policy CS1 of the Charnwood Local Plan (Core Strategy), despite the proposed development being considered to be in accordance with the relevant provisions of “saved” Policy ST/2 of the Charnwood Local Plan. This is because the proposal is for a new dwelling in a settlement that is recognised as having limited local facilities and public transport where growth targets for this type of settlement have already been met and exceeded. The proposal would fail to comprise ‘infill’ development, by virtue of the siting of the proposed dwelling and its considerable distance to the rear of the existing development fronting Main Street and its relationship with Platts Lane, nor is there any evidence to suggest it will meet an identified local need, criterion which would need to be met to be acceptable under Policy CS1.

With regard to the matter of ecology, the proposed development will result in the loss of the existing pond on-site, which comprises an existing GCN breeding pond. Whilst the proposed mitigation, i.e. creation of 2 no. ponds on adjoining land to the west of the application site, which falls outside the application site red-line boundary, would be considered to be acceptable in terms of mitigating the loss of the existing pond on-site, in the absence of a Planning Obligation, the Local Planning Authority would be unable to secure the delivery and long-term management of the ecological mitigation proposed. Accordingly, it is considered that the proposed development would be contrary with the relevant provisions of Policy CS13 of the Charnwood Local Plan (Core Strategy).

Notwithstanding the above, it is considered the proposal would not result in any adverse harm in respect of matters of design, heritage, residential amenity, arboriculture, flood risk/drainage and highway safety, in accordance with the relevant provisions of Policies CS2, CS14 and CS16 of the Charnwood Local Plan (Core Strategy), “saved” Policies EV/1 and TR/18 of the Charnwood Local Plan and the relevant provisions of the NPPF.

Accordingly, whilst the proposed development would be in accordance with the relevant provisions of Policies CS2, CS11, CS14 and CS16 of the Charnwood Local Plan (Core Strategy) and “saved” Policies ST/2 and TR/18 of the Charnwood Local Plan 2004, the proposal would be contrary with the relevant provisions of Policies CS1, CS13 and CS25 of the Charnwood Local Plan (Core Strategy), and it is recommended Planning Permission be refused for the reasons set out below.

RECOMMENDATION

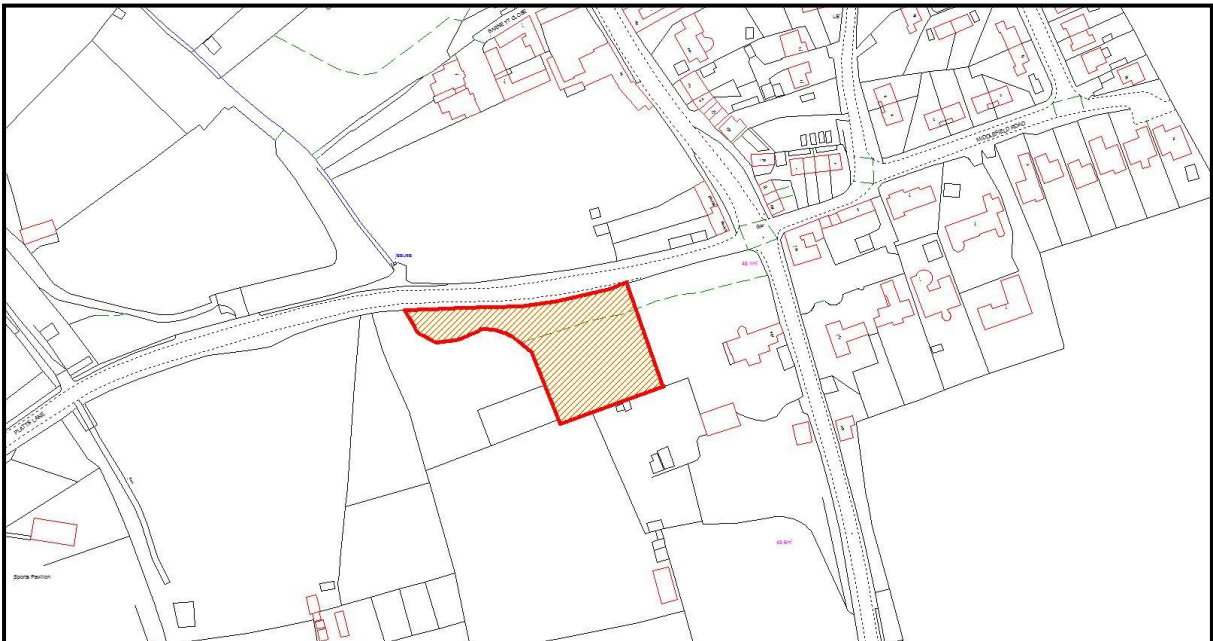
Refusal of Planning Permission.

Refusal Reasons:

1. The general thrust of both local and national policy is to support sustainable development and of development that would promote the health and well-being of communities. Policy CS1 of the Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies within Cossington, which is identified by Policy CS1 as being in the ‘Other Settlements’ category of its settlement hierarchy. The supporting text to Policy CS1 confirms that although these villages may not have access to a good range of facilities, they may be suitable for small scale infill development to meet local needs. Whilst the proposal may be considered to be small scale, it is not considered to be infill development and neither has a local need has been demonstrated. As such, the proposal is considered to be contrary to Policies CS1 and CS25 of the Charnwood Local Plan 2011 to 2028 Core Strategy, which both seek to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.
2. In the absence of a signed Planning Obligation, the Local Planning Authority would be unable to secure the delivery and long-term management of the ecological mitigation proposed on an adjoining parcel of land located outwith the red-coloured boundary of the application site to address the adverse impact on European Protected Species that will arise by virtue of that hereby proposed. Accordingly, the proposed development would be contrary with the relevant provisions of Paragraph 175 a) of the National Planning Policy Framework and Policy CS13 of the Charnwood Local Plan (Core Strategy).

Informative Notes:

1. In the Local Planning Authority's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The requirements of the National Planning Policy Framework (paragraph 38) has therefore been met in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The development is hereby refused in accordance with the following plans/documentation:
 - Drawing No. 1710/001 Rev A (Site Location Plan);
 - Drawing No. 1710/002 Rev B (Site Plan as Existing);
 - Drawing No. 1710/009 Rev C (Site Plan as Proposed);
 - Drawing No. 1710/010 Rev C (Visibility Splay as Proposed);
 - Drawing No. 1710/011 Rev B (Ground Floor Plan);
 - Drawing No. 1710/012 Rev B (First Floor Plan);
 - Drawing No. 1710/013 Rev B (Roof Plan);
 - Drawing No. 1710/014 Rev C (West and North Elevations);
 - Drawing No. 1710/015 Rev B (East and South Elevations);
 - Drawing No. 1710/016 Rev B (Sections);
 - Drawing No. 0686.001.C (Sketch Landscape Proposals);
 - Drawing No. 0686.003.C (Landscape Proposals (Coloured)); and
 - Drawing No. 0686.004.A (Landscape & Biodiversity Zone).



Item No. 2

Application Reference Number: P/19/2532/2

Application Type:	Outline Planning Permission	Date Valid:	13/02/2020
Applicant:	Mr & Mrs Jamie & Alison Shilvock		
Proposal:	Erection of 1 dwelling		
Location:	Lodge Farm Ratcliffe Road Sileby LE12 7PY		
Parish:	Cossington/Sileby	Ward:	Wreake Villages
Case Officer:	Jeremy Eaton	Tel No:	01509 634692

This item is referred to Plans Committee at the request of the Ward Councillor, Councillor James Poland. The Councillor was previously involved in respect of planning application references P/14/1510/2 and P/15/1069/2. In respect of this latest proposal, Councillor Poland considers it to be acceptable in terms of the principle of the proposed development, landscaping impact and in respect of matters of residential amenity. Accordingly, the Councillor has requested that the application is determined by Plans Committee.

Description of the Application Site

The application site comprises land which is associated with Lodge Farm, situated to the north-eastern side of Ratcliffe Road, located outside, and physically detached from the Development Limits to the settlement of Sileby, within the open countryside.

The site comprises a parcel of managed grassland which is situated adjacent to the former farmstead of Lodge Farm, which comprises the original farmhouse, The Lodge, and a range of former agricultural buildings located to the rear, which the Applicant occupies in connection with a haulage business (in existence since the late 1980's). To the north of the former agricultural buildings is a single paddock, which represents the only land retained from the former farm. Adjacent to the south-eastern boundary of the application site is agricultural land.

The boundaries of the application site include; a tall conifer hedgerow to the south-eastern boundary, a lower native hedgerow to the south-western boundary and 1.0m high railings to the north-western boundary of the application site.

The application site is located within a Sand and Gravel Mineral Consultation Area (MCA).

The site is located within Flood Zone 1.

Application Proposals

This application seeks Outline Planning Permission for the erection of 1 no. dwelling on the application site.

This application is in Outline form with only the matter of access to be considered at this time. All other matters (appearance, landscaping, layout and scale) are reserved for future consideration as part of a Reserved Matters application.

Access to the application site is proposed to be achieved by utilising the existing vehicular access from Ratcliffe Road, which is proposed to be retained without modification. It would be intended that this access would serve the existing uses on adjoining land as well as the proposed dwelling.

The application has been accompanied by the following planning drawings:

- Drawing No. 001 Rev – (Site Location Plan);
- Drawing No. 14.3019.01 (Topographical Survey); and
- Drawing No. 002 Rev – (Block Plan for Visibility Splays).

In addition, the application has been accompanied by the following supporting documentation:

- Design & Access Statement; and
- Preliminary Ecological Appraisal.

Development Plan Policies

Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

The policies relevant to this proposal include:

Policy CS1 - Development Strategy - sets out the development strategy for the Borough, including a settlement hierarchy. Sileby is identified as Service Centre, along with a further six villages, whereby provision will be made within and adjoining such Service Centres for at least 3,000 new homes and sustainable development which contributes towards meeting the Council's remaining development needs, supports the Council's strategic vision and makes effective use of land.

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; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – housing mix seeks to ensure an appropriate mix of housing type, tenure and size across the Borough to meet housing needs. This includes appropriate provision for an aging population and people with care needs.

Policy CS11 – Landscape and Countryside – seeks to support and protect the character of the local landscape and countryside.

Policy CS13 – Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and to ensure development takes into account its impact on recognised features.

Policy CS16 – Sustainable Construction and Energy - supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS25 – Presumption in Favour of Sustainable Development – sets out a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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

The policies relevant to this proposal include:

Policy ST/2 – Limits to Development – Aims to confine development to land located within the Limits to Development identified on the Proposals Map.

Policy EV/1- Design - Seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy CT/1 - General Principles for Areas of Countryside, Green Wedge and Local Separation - States that development in these areas will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature and small-scale built development where there would not be a significant adverse environmental impact and the proposal would be essential for the efficient long-term operation of agriculture, horticulture or forestry, or facilitate the diversification of the rural economy, or improve facilities for recreation or leisure uses, or implement strategically important schemes for mineral related uses, transport infrastructure and for public services/utilities.

Policy CT/2 - Development in the Countryside - In the countryside, development which is acceptable in principle will be permitted where it would not harm the character and appearance of the countryside.

Sileby Neighbourhood Plan (January 2020)

The policies relevant to this proposal include:

Policy G1 - Limits to Development - Aims to confine development to land within the Limits to Development identified within Figure 2. Land located outside of the Limits to Development is to be treated as open countryside, where development will be strictly controlled in line with local and national planning policies. Appropriate development in the open countryside is considered to include development that is for the purposes of agriculture and other land-based rural businesses, for the provision of affordable housing through a rural exception site where a local need has been identified, for the provision of formal recreation/sport use or for rural tourism that respects the character of the countryside.

Policy G2 – Design - Seeks to ensure a high standard of design for developments which enhances and reinforces local distinctiveness and the character of the area, and is compatible in terms of character, scale, mass, density, materials and layout of the surrounding area.

Policy H2 - Windfall Development – Supports residential development on infill and re-development sites within the Limits to Development subject to a number of criterion.

Policy ENV6 - Biodiversity, Hedges and Habitat Connectivity – Sets out that development proposals will be expected to safeguard locally significant habitats and species, and to create new habitats for wildlife wherever possible. It also advises that development proposals will be resisted where they would result in significant harm to biodiversity unless the benefits of the development outweigh the harm caused and provided that the impacts can be adequately mitigated, or compensated as a last resort.

Leicestershire County Council Minerals and Waste Local Plan (2019)

The policies relevant to this proposal include:

Policy M11 – Safeguarding of Mineral Resources - Aims to prevent non-mineral related development from potentially sterilising any mineral present within a particular site.

Other material considerations

The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework is a material consideration in planning decisions. The National Planning Policy Framework seeks to achieve sustainable development that fulfils economic, social and environmental objectives.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- policies in the NPPF that protect areas or assets of importance provide a clear reason for refusal.

Footnote 7 makes it clear that where applications for housing are being considered if a 5 year supply of housing land cannot be demonstrated or the housing delivery test indicates that the level of delivery of housing is less than 75% of the housing requirement over the last 3 years that housing supply policies should be considered to be out of date.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date plan they should normally be refused unless material considerations indicate otherwise.

In terms of the remainder of the National Planning Policy Framework, sections relevant to the consideration of this application include the following:

Paragraph 59 makes it clear that the needs of groups with specific housing requirements should be addressed.

Paragraph 61 states that planning policies should consider the need for housing for different groups in the community.

Paragraph 77 outlines that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 109 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 127 seeks to foster high quality design.

Paragraph 130 outlines that planning permission should be refused for development of poor design that fails to take opportunities available to improve the character and quality of an area and the way it functions.

Paragraph 163 states that planning decisions should ensure that flood risk is not increased elsewhere.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes and minimising impacts on and providing net gains for biodiversity.

Paragraph 204 outlines that planning policies should, amongst other things, safeguard mineral resources by defining Mineral Safeguarding Areas and ensure mineral resources are not sterilised by non-mineral related development.

National Planning Practice Guidance (NPPG)

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues.

National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Leicestershire Highways Design Guide

This document sets out the Local Highways Authority's design guidance in respect of highway matters.

Design Supplementary Planning Document (January 2020)

This document sets out the Council's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Housing Supplementary Planning Document (2017)

Adopted in May 2017, the SPD provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan.

Charnwood Landscape Character Assessment (2012)

This document identifies the distinct landscapes within the Borough by describing their key characteristics and natural, historical and cultural features. It defines six distinct landscape character areas, of which the site is located within the Soar Valley Landscape Character Area.

Draft Charnwood Local Plan (2019-36)

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16th December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36.

Draft Cossington Neighbourhood Plan

This document is at an early stage of the Neighbourhood Plan process. The Neighbourhood Area for Cossington was approved by Charnwood Borough Council on 17th March 2020.

Relevant Planning History

The application site has been the subject of the following relevant planning history:

- P/86/1477/2 – Informal Enquiry re conversion of barn to dwelling – Permission Not Required (01.01.2000);
- P/86/1826/2 – Conversion of barn to dwelling – Approved (17.10.1986);
- P/87/0946 – Porch extension to front with first floor bedroom/bathroom extension to side of farmhouse – Approved (22.06.1987);
- P/01/2994/2 – Erection of a detached residential dwelling (4xbed) – Pre-Application Advice Provided (14.12.2001);
- P/04/4303/2 – Proposed erection of dwelling - Pre-Application Advice Provided (12.01.2005);
- P/05/0983/2 – Conversion of barn to dwelling – Withdrawn (05.07.2005);
- P/05/2731/2 – Conversion of barn to form dwelling and two new garages – Refused (02.11.2005);
- P/06/0564/2 - Conversion of barn to form dwelling with two detached garages (Resubmission – P/05/2731/2 refers) – Refused (19.04.2006);
- P/06/3183/2 – Erection of a storage barn – Refused (19.12.2006);
- P/07/0133/2 – (Advice) Storage barn) - Pre-Application Advice Provided (23.03.2007);
- P/09/0070/2 – (Advice) Proposal for a construction of a stable/barn - Pre-Application Advice Provided (16.01.2009);
- P/14/0400/2 – (Advice) Proposed new bungalow with associated parking and amenity space - Pre-Application Advice Provided (21.03.2014);
- P/14/1510/2 – Erection of 1 bungalow with detached garage – Refused (25.09.2014); and
- P/15/1069/2 – Erection of bungalow and garage – Refused (20.11.2015).

Response of Statutory Consultees

Leicestershire County Council – Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) have referred the Local Planning Authority to their Standing Advice.

Leicestershire County Council Highway Authority

The Local Highway Authority have referred the Local Planning Authority to their Standing Advice dated September 2011. In particular, the Local Highway Authority have advised that specific consideration is given to the design of the proposed site access, and that internal layout features, e.g. off-street vehicular parking provision and turning facilities, are provided in accordance with the Leicestershire Highways Design Guide.

Sileby Parish Council

Objection raised. The application site is located outside of the Limits to Development to the villages of Cossington and Sileby, within the open countryside, in which case development should be strictly controlled in line with national and local planning policies. It is further considered that in the absence of any detailed information, it will not be possible to undertake a detailed assessment in respect of the impact of the proposed development on the character and appearance of the open countryside.

Cossington Parish Council

Support the application. It is considered that the proposed development would be acceptable in terms of the principle of the proposed development, landscaping impact and in respect of matters of residential amenity.

Environment Agency

No comment.

Third Party Representations

Cllr. James Poland

The Councillor was previously involved in respect of planning application references P/14/1510/2 and P/15/1069/2, and in respect of this latest proposal, considers it to be acceptable in terms of the principle of the proposed development, landscaping impact and in respect of matters of residential amenity. Accordingly, the Councillor has requested that the application is determined by Plans Committee.

Local Community

No representations received.

Consideration of the Planning Issues

This application is for Outline Planning Permission and the key material planning considerations include:

- The principle of the proposed development;
- Landscape character and capacity;
- Design;
- Impact on residential amenity;
- Impact on arboriculture;
- Impact on ecology;
- Flood risk/drainage;
- Highway matters; and
- Impact on mineral resources.

Principle of the proposed development

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan for Charnwood comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Charnwood Local Plan (2004), the Sileby Neighbourhood Plan and the Leicestershire County Council Minerals and Waste Local Plan (2019).

The application site relates to a parcel of land which is associated with Lodge Farm, located outside, and physically detached from, the Development Limits to the settlement of Sileby, as established under “saved” Policy ST/2 of the Charnwood Local Plan 2004 and latterly under Policy G1 of the Sileby Neighbourhood Plan, within the open countryside.

“Saved” Policy ST/2 of the Charnwood Local Plan outlines that built development will be confined to sites within Limits to Development, unless specific exceptions exist under other Development Plan policies that would otherwise allow for development outwith Limits to Development. This “saved” Policy was adopted over 5 years’ ago and as such should no longer be attributed full weight in the assessment of the proposal.

Notwithstanding the above, Policy G1 of the Sileby Neighbourhood Plan establishes up-to-date Limits to Development for the village of Sileby. The application site still remains outside the Limits to Development. Therefore, it is considered that the Limits to Development for the village of Sileby remain up-to-date.

Policy CS1 of the Charnwood Local Plan 2011-2028 Core Strategy outlines the development strategy for the Borough, including a settlement hierarchy. Within the settlement hierarchy, Sileby is identified as Service Centre, along with a further six villages, whereby provision will be made within and adjoining such Service Centres for at least 3,000 new homes between 2011 and 2028, and for sustainable development which contributes towards meeting the Council’s remaining development needs, supports the Council’s strategic vision and makes effective use of land.

Paragraph 4.45 of the supporting text to Policy CS1 indicates that there are already commitments in place for around 3,500 new homes in Service Centres, which would be sufficient to meet the levels of planned provision. As such only small-scale windfall developments within Development Limits are expected to come forward for the remaining plan period until 2028.

Policy CS11 of the Charnwood Local Plan (Core Strategy), “saved” Policy CT/1 of the Charnwood Local Plan 2004 and Policy G1 of the Sileby Neighbourhood Plan outline that appropriate development within the countryside comprises: that which supports rural economic development; residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries; provides affordable housing whereby a local need has been identified; in association with the provision of formal recreation and sport use or for rural tourism; or where it would implement strategically important schemes for mineral related uses, transport, infrastructure and for public services or utilities.

Charnwood Borough Council are currently able to demonstrate a 5-year supply of deliverable housing sites. This is outlined within the Council’s ‘Five Year Housing Land Supply – 31st March 2019’ Position Update following the publication of the revised NPPF, which indicates a supply of 6.41 years. Accordingly, the Development Plan policies which restrict the supply of housing (notably Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy) and “saved” Policies ST/2, CT/1 and CT/2 of the Charnwood Local Plan 2004) and Policies G1 and H2 of the Sileby Neighbourhood Plan) are considered to be up-to-date in respect of Paragraph 11 of the NPPF (the presumption in favour of sustainable development), in which case they would be wholly relevant to the determination of any future planning application submission, and significant weight would be applied to these Policies.

With regard to the proposed residential development on the application site, which is located outside, and is physically detached from, the Development Limits to the Service Centre of Sileby, within the open countryside, this is considered to comprise a type of development that would not be acceptable in principle, contrary to the relevant provisions of Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy), “saved” Policies CT/1 and CT/2 of the Charnwood Local Plan 2004 and Policies G1 and H2 of the Sileby Neighbourhood Plan.

The Applicant has put forward justification in support of the proposed development, in the form of the Design & Access Statement, outlining the requirement for the proposed development in connection with the personal circumstances of the Applicant, in this case ill-health and the requirement for a purpose-built dwelling on the application site. Whilst CS3 seeks a mix of housing to meet identified needs across the Borough, including the needs of an aging population, this need can be met in a sustainable way that complies with the strategy set out by CS1. Policies CS3 and CS11 also make provision for rural housing that meets an identified local need but no such need has been formally identified by way of the neighbourhood plan or a community led strategy. There is sympathy with the Applicant’s circumstances; however, in this case it is considered that the personal circumstances of the Applicant cannot be given weight as a material consideration sufficient to outweigh the Development Plan and National Planning practice Guidance.

In view of the above, it is considered that the principle of development would not be acceptable in this case. The proposal is contrary to the relevant provisions of Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy), “saved” Policies ST/2, CT/1 and CT/2 of the Charnwood Local Plan 2004 and Policies G1 and H2 of the Sileby Neighbourhood Plan. Furthermore, it is considered that the proposed development would be contrary to the relevant provisions of the National Planning Policy Framework.

Landscape character and capacity

The matters of appearance, landscaping, layout and scale form Reserved Matters, which will be tested at the Reserved Matters stage in the event that Outline Planning Permission is granted by the Local Planning Authority. Whether an additional residential unit could sit within the landscape without causing harm is nevertheless a matter of principle and is assessed below.

Policy CS11 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy CT/2 of the Charnwood Local Plan seek to protect the character of the local landscape and the countryside.

In order to determine the effect of the proposed development in respect of design and landscape terms, it is important to fully understand the landscape character of the application site.

In respect of the national landscape character, Natural England’s National Character Areas (NCAs) identify broad, strategic character areas for the whole of England. The application site lies within the National Character Area 73: Charnwood.

In respect of the county and district landscape character, the Borough of Charnwood Landscape Character Assessment (July 2012) identifies broad, strategic character areas and provides a structured evaluation of each landscape character area with policy guidelines for the protection, conservation and enhancement of each area. The application site lies within the Soar Valley Landscape Character Area.

Some key characteristics of the Soar Valley Landscape Character Area include, but are not limited to, the following:

- *“Flat wide river floodplain which experiences regular flooding*
- *Navigable River Soar and Grand Union Canal*
- *Settlements are Sileby ...”*

The general description of this Landscape Character Area states:

“The landscape of Soar Valley is essentially a flat floodplain with rising valley sides. The landscape is essentially rural in the flood plain where grassland was naturally enriched from silt carried by flood waters. ... Twentieth century settlement growth and recreational activities along the river and canal has had a substantial visual impact on the area. ... It is the most urbanised area of Charnwood Borough ...”

The strength of landscape character of The Wolds Landscape Character Area is considered moderate, and the landscape condition is also considered moderate.

The Borough of Charnwood Landscape Character Assessment (July 2012) outlines a number of guidelines in respect of the Soar Valley Landscape Character Area which include, but are not limited to, the following:

- *“Conserve and enhance the pastoral landscape of the floodplain*
- *Maintain the current balance between the urban and rural character of the Soar Valley*
- *Direct development away from prominent locations on the valley slopes. Any new built form on the valley slopes should be assimilated into its surroundings by careful scale, layout, siting, and design, and the use of materials and associated landscaping*
- *Conserve existing hedgerows and restore fragmented and poorly managed hedges. Encourage the planting of new hedgerows and hedgerow trees*
- *Promote the good management of trees such as the pollarding of riverside willows and replace aging trees for the next generation of trees to provide continuity of habitat resource*
- *Preference will be given to the use of tree and shrub species locally native to the Soar Valley landscape area in planting schemes.*
- *Where safely allows, retain dead wood for invertebrates*
- *Seek opportunities for the creation and enhancement of the following habitat types, particularly where they strengthen the floodplain character of the Soar Valley landscape:*
 - *All wetland habitats (wet woodland, marsh, fen, ponds, shallow scrapes, etc.*
 - *Riverside trees*
 - *Hedgerows.”*

In view of the Borough of Charnwood Landscape Character Assessment, it is considered that in principle there would potentially be capacity for small-scale development within Soar Valley Landscape Character Area subject to it being well-designed, the incorporation of appropriate mitigation measures, and where there would be no significant adverse harm to the wider character of the landscape beyond.

In this case, by virtue of the mature hedgerows aligning the south-eastern and south-western boundaries of the application site, and the presence of mature hedgerows containing trees on land located to the north of the application, within land owned by the Applicant, it is considered that the application site is largely well-contained within the wider landscape setting. In addition, it is considered that the addition of a single dwelling on the application site, provided it was suitably designed and mitigated, would not result in any landscape harm to the wider landscape character

Turning to visual impact, whilst viewpoints of the application site will be had within the immediate local area, including from the south-east along Ratcliffe Road, it is considered that viewpoints of the application site will be restricted from further afield, by virtue of topography and landscape features within the surrounding landscape. Therefore, it is considered that the proposed development would only have potential to visually impact on the immediate landscape setting.

In respect of the viewpoints afforded of the application site from the south-east along Ratcliffe Road, by virtue of the landscaping located along the south-eastern boundary of the application site, the application site is largely well-contained, and appears to assimilate well into its wider landscape setting. Whilst the buildings on adjoining land, within land owned by the Applicant, are evident in respect of such viewpoints, only the roofs of these buildings can be viewed within the landscape.

It is not considered that the proposal would give rise to significant visual harm that could not be mitigated by way of detailed design and landscaping.

Furthermore, the proposed development would not result in any wider impact associated with setting of the villages of Cossington and Sileby, nor would it result in the coalescence of the villages in question, and would not affect the openness of the landscape setting which contributes towards this setting.

Design

The matters of appearance, landscaping, layout and scale form Reserved Matters, which will be tested at the Reserved Matters stage. Therefore, no detailed assessment is needed at this time.

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy, “saved” Policy EV/1 of the Charnwood Local Plan 2004 and Policy G2 of the Sileby Neighbourhood Plan seek to ensure high quality design and layout, which respects the character and appearance of the local area and is compatible with the streetscene and the wider built and natural context.

The layout and built-form, the prevailing character and built form along Ratcliffe Road within the immediate locality of the application site is of a ribbon-form of built development, with buildings largely located close to the highway, with the exception of the application site whereby the buildings are set further back from the highway. The buildings along Ratcliffe Road include a mixture of historic farmhouses and associated outbuildings that pre-date 1884, and a number of dwellings which date from circa 1904-30, including single-storey and two-storey buildings of a mixture of designs and material treatments.

In respect of any potential residential development on-site, this would result in the introduction of a dwelling forward of the original farmhouse which is located on adjoining land. It is considered that such a form of development would likely preserve the ribbon form of built development, which, in turn, would likely be in keeping with the prevailing character and built form of Ratcliffe Road within the immediate locality of the application site.

With regard to the layout of the application site and the detailed design of the proposed dwelling, this will be tested at the Reserved Matters stage; however, it is considered that the application site could potentially accommodate a dwelling of an appropriate siting, scale, form, material treatment and appearance, that would fit with its context. Furthermore, it is considered that the application site could potentially accommodate private amenity space that would be commensurate with the scale of the residential dwelling proposed as well as the necessary off-street vehicular parking provision and turning facilities.

Impact on residential amenity

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan 2004 seek to protect the amenities of nearby properties.

As landscaping, layout, scale and appearance of the proposed development is not a matter currently for consideration, and will be tested at the Reserved Matters stage, it is not possible to provide a detailed assessment on whether or not the amenity of existing residential properties located adjacent to, or within close proximity of, the proposed development will be adversely affected in terms of loss of light (overshadowing - both natural day and sun light), loss of privacy (overlooking) or over dominant or overbearing structure (as outlined in the Council’s Design Supplementary Planning Document).

Notwithstanding the above, the application site is of a sufficient size that a potential scheme could come forward that would protect the amenity of the neighbouring property,

In view of the above, it is considered that the application site could potentially accommodate a dwelling without it resulting in any adverse harm to the residential amenities of the occupants of neighbouring residential properties,

Impact on arboriculture

Policy EV/1 of the Charnwood Local Plan 2004 seek to preserve existing landscaping features on-site, such as hedgerows and trees, and use them as the focus around which new development is to be designed.

As landscaping and layout of the proposed development is not a matter which is currently for consideration, and will be tested at the Reserved Matters stage, it is not possible to provide a detailed assessment on whether or not the proposed development will be acceptable in this regard.

Question 12 of the Application Form outlines that there are no trees or hedgerows on the application site, or located on adjoining land that could either influence the proposed development or otherwise might be important as part of the local landscape character. Following the Case Officer’s site visit, this assessment is incorrect, as there are mature trees and hedgerows located within and along the boundaries of the application site.

The application has not been accompanied by a Tree and hedgerow survey.

At this time, it is unclear as to whether or not the proposed development would likely result in the loss of the existing trees/hedgerows on-site; however, none of the trees are subject to protection under a Tree Preservation Order, and the site is not located within a Conservation Area, and there are no important protected hedgerows located within the application site. Therefore, these could potentially be removed by the Applicant in any event.

Whilst the Local Planning Authority are not in a position to control the removal of any existing vegetation on-site, and landscaping remains to be considered, the Local Planning Authority could attach a condition seeking a detailed landscaping scheme for the application site as part of any future Reserved Matters application. It would be expected that such details would include, wherever possible, the retention of the existing landscaping on-site and on adjoining land to ensure that a high-quality design comes forward for the proposed residential scheme, and to assist the development in terms of its assimilation into the wider landscape setting. Notwithstanding this, in the event that any existing landscape features are proposed to be removed from site, it would be expected that a replacement landscaping scheme is proposed in order off-set any such loss.

Impact on ecology

Policy CS13 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

As of landscaping and layout of the proposed development are not currently for consideration, and will be tested at the Reserved Matters stage, it is not possible to provide a full assessment on whether or not the proposed development will be acceptable in this regard.

In support of this application, a Preliminary Ecological Appraisal has been submitted.

The application site comprises managed amenity grassland, with the south-eastern and south-western boundaries defined by existing mature hedgerows, of leylandi and native (Hawthorn) species respectively. Within the site is a mature pear tree, which is situated towards the north-eastern boundary of the site.

No evidence of protected species was found on-site during the ecological survey, whilst the existing landscape features on-site were assessed to have limited potential to support biodiversity; with the existing mature trees and hedgerows considered suitable for supporting nesting birds.

With regard to any potential removal of existing landscaping on-site, the Preliminary Ecological Appraisal outlines that this would be undertaken outside of the bird nesting season to ensure that birds will not be impacted in any way by virtue of such works.

Notwithstanding this, in order to off-set the loss of amenity grassland within the application site, that would be required to facilitate the proposed development, and to off-set any potential loss of landscaping on-site, it is proposed to create a pond within the application site to create habitat for aquatic invertebrate species; to erect bird and bat boxes either within the existing landscaping on-site or within the proposed new dwelling; and to secure further landscape planting on-site.

In this case, subject to a planning condition to secure the mitigation measures outlined within the Preliminary Ecological Appraisal (as above), it is considered that the proposed development would likely not only off-set any potential biodiversity loss, but

would also secure an on-site biodiversity net gain. Accordingly, it is considered that the proposed development would likely be in accordance with the relevant provisions of Policy CS13 of the Charnwood Local Plan 2011-2028 Core Strategy, and the National Planning Policy Framework.

Flood risk/drainage

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to ensure that development proposals reduce their impacts upon and be resilient to the effects of climate change in this context in accordance with Policy CS16.

Policy CS16 of the Charnwood Local Plan 2011-2028 Core Strategy encourages sustainable design and construction and directing development to locations within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere, and requiring new developments to manage surface water run off with no net increase in the rate of surface water runoff for Greenfield sites. This would be in line with Paragraphs 155 and 163 of the National Planning Policy Framework.

According to the Government's Flood Map for Planning, the application site is identified as being within an area (Flood Zone 1) at risk of suffering a 1 in 1000 year (0.1% chance) flood event from rivers. This is supported by the Council's own mapping data.

This type of proposed development within Flood Zone 1 is considered to be acceptable in principle in line with Paragraph 155 of the National Planning Policy Framework and Policy CS16 of the Charnwood Local Plan (Core Strategy).

Notwithstanding the above, the Application Form outlines the Applicant intends on surface water being disposed by way of a soakaway, whilst the method of foul water drainage is unknown at this time. No further detailed information concerning these means of drainage support this application; however, this is not a matter which is currently for consideration at this time, and will be tested at the Reserved Matters stage. Notwithstanding this, there is no evidence before the Local Planning Authority to demonstrate that an acceptable means of foul and surface water drainage could not come forward at the Reserved Matters stage.

In view of the above, it is suggested that appropriate planning conditions should be imposed in the event that the Local Planning Authority are minded to grant planning permission in order to ensure an appropriate method of foul and surface water drainage can be achieved.

In view of the above, and subject to planning conditions and informative notes, it is considered that the proposed development would be in compliance with the relevant provisions of Policies CS2 and CS16 of the Charnwood Local Plan 2011-2028 Core Strategy, and the relevant provisions of the National Planning Policy Framework.

Highway matters

Access is a matter for consideration as part of this planning application.

“Saved” Policy TR/18 of the Charnwood Local Plan sets out parking standards in respect of development proposals.

Paragraph 108 of the National Planning Policy Framework outlines that development proposals should ensure that safe and suitable access to the site can be achieved for all users.

Paragraph 109 of the National Planning Policy Framework outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Leicestershire County Council (Local Highways Authority) were consulted in connection with this planning application. The consultation response received outlines that the Local Highways Authority raise no objection in respect of the proposed development, although they have referred the Local Planning Authority to their Standing Advice.

In this case, the existing vehicular and pedestrian access off of Ratcliffe Road is proposed to be retained, without modification, to serve the application site, and the adjoining land, which is under the ownership of the Applicant.

With regard to the proposed vehicular/pedestrian access, the access width would be approximately 4.31m, which would be greater than the minimum width required (4.25m). The access radii would meet the minimum standard of 4.0m. The required vehicular visibility splays would be achieved to both sides of the proposed vehicular access as the Applicant has demonstrated visibility splays of 47.0m, set back from the carriageway edge by a minimum of 2.4m in each direction. Pedestrian visibility splays have not been demonstrated; however, the 1.0m x 1.0m visibility splays would be achieved. The gradient of the access would not be any greater than 1:20 for the first 10.0m and would not exceed 1:12 at any point. The surfacing for the first 5.0m of the access is of a suitably bound material. Accordingly, it is considered that the existing vehicular/pedestrian access would conform to the design standards set out within the Leicestershire Highways Design Guide.

In view of the above, in respect of the proposed means of access, it is considered that the proposal will not give rise to any material harm in respect to matters of highway safety. Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraphs 108 and 109 of the National Planning Policy Framework, and the guidance contained within the Leicestershire Highways Design Guide.

Notwithstanding the above, with regard to off-street vehicular (car) and cycle parking provision and turning facilities for the proposed dwelling, this will be considered at the Reserved Matters stage in the event that the Local Planning Authority are minded to grant planning permission in connection with that hereby proposed. However, such parking provisions and turning facilities should ensure that they would be in accordance with the requirements outlined within “saved” Policy TR/18 of the Charnwood Local Plan 2004, and in accordance with the requirements and design standards outlined within the Leicestershire Highways Design Guide. Notwithstanding

this, it would be expected that the necessary level of off-street vehicular (car) and cycle parking provision, and turning facilities, required to serve the proposed dwelling could potentially be provided within the application site.

Impact on mineral resources

Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019) aims to prevent non-mineral related development from potentially sterilising any mineral resources that may potentially be present on-site.

The application site is located within a sand and gravel Mineral Consultation Area (MCA).

Leicestershire County Council (Minerals) have been consulted in connection with this application; however, no consultation response has been received.

Whilst Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent non-mineral related development from potentially sterilising any mineral present on-site, given that the proposed development is to be located amongst an established and developed site, it is considered that the application site would be unsuitable for mineral resource extraction, in which case the proposed development would not conflict with this Policy.

Accordingly, it is considered that the proposed development would be in accordance with Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of the National Planning Policy Framework, notably Paragraph 204.

Conclusion

This application is in Outline form with only the matter of access to be considered at this time, in addition to the principle of the proposed development. All other matters (appearance, landscaping, layout and scale) are reserved for future consideration as part of a Reserved Matters application in the event that the Local Planning Authority grant Outline Planning Permission in this case.

The proposed development would represent a type of development that would not be acceptable in principle within the open countryside, contrary to the relevant provisions of Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy), "saved" Policies ST/2, CT/1 and CT/2 of the Charnwood Local Plan 2004 and Policies G1 and H2 of the Sileby Neighbourhood Plan.

Notwithstanding the above, the proposed development would be acceptable in respect of the matter of access, and associated highway safety, in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan (Core Strategy) and the relevant provisions of Paragraphs 108 and 109 of the NPPF.

In view of the above, it is recommended that Planning Permission should be refused.

RECOMMENDATION

Refusal of Outline Planning Permission.

Refusal Reasons:

1. The application site is located outside the Service Centre of Sileby, within the open countryside in an area where new development is more strictly controlled. Planning Permission will only normally be granted for residential development in a countryside location where it has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries; or otherwise relates to the provision of housing to meet an identified local need for affordable housing. No evidence has been put forward by the Applicant to demonstrate that the proposed development will meet these relevant provisions. Accordingly, the proposed development would represent inappropriate development within the countryside. Accordingly, the proposal would be contrary to the relevant provisions of Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy), "saved" Policies ST/2, CT/1 and CT/2 of the Charnwood Local Plan 2004 and Policies G1 and H2 of the Sileby Neighbourhood Plan. Furthermore, it is considered that the proposed development would be contrary to the relevant provisions of the National Planning Policy Framework.

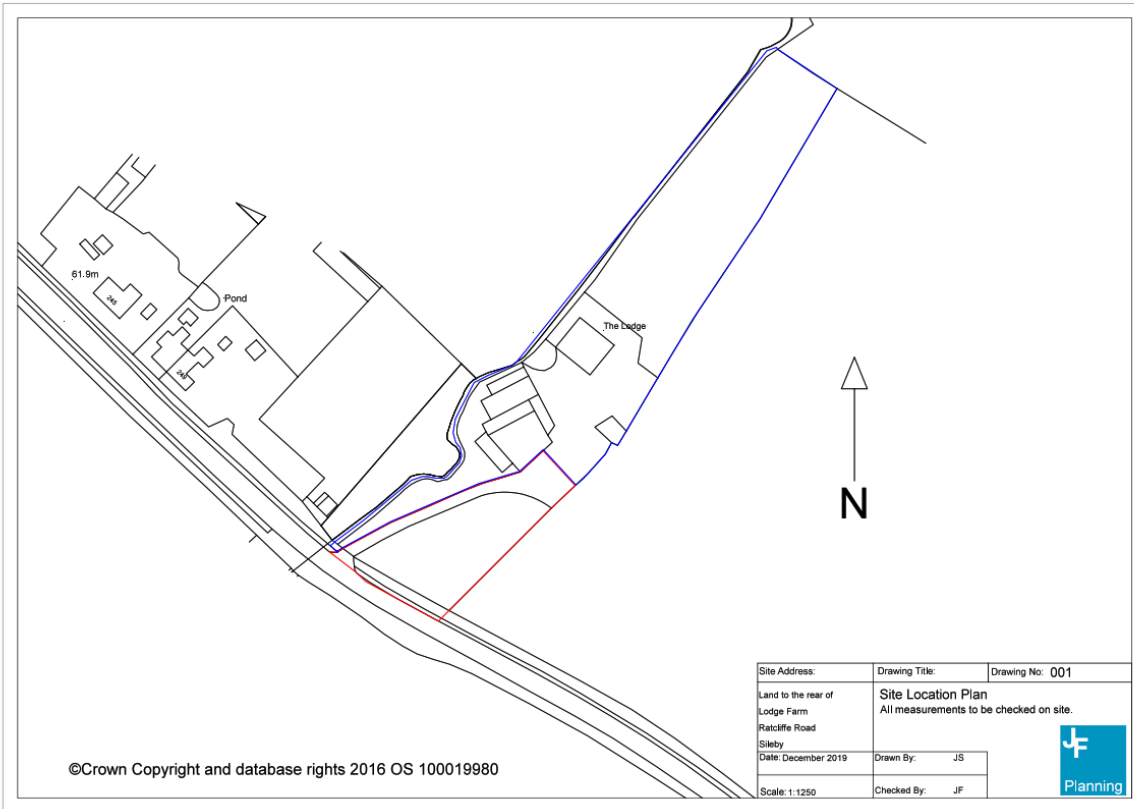
Informative Notes:

1. In accordance with the provisions of Paragraphs 38 of the National Planning Policy Framework, Charnwood Borough Council (CBC) takes a positive and proactive approach to development proposals focussed on solutions. CBC work with applicants in a positive and proactive manner by:
 - Offering a pre-application advice service; and
 - Advising Applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- In this case the Applicant did not engage in pre-application discussions with the Local planning Authority prior to the submission of this planning application;
 - In this case, following the undertaking of a site visit and an initial review of the application, the Applicant was informed of the issues in respect of the proposed development; and
 - In this case, the Applicant was not afforded with the opportunity to amend the application; however, it was not considered that any amendments could be made in respect of the proposed development in order to address the reason for refusal.
2. The development is hereby refused in accordance with the following plans/documentation:

- Drawing No. 001 Rev – (Site Location Plan);
- Drawing No. 14.3019.01 (Topographical Survey); and
- Drawing No. 002 Rev – (Block Plan for Visibility Splays).



Item No. 3

Application Reference Number P/20/0618/2

Application Type:	Full	Date Valid:	06/04/2020
Applicant:	Mrs Tracey Frobisher		
Proposal:	Erection of two storey dwelling following demolition of existing (revised scheme P/18/2310/2 refers).		
Location:	64 Iveshead Road Shepshed Leicestershire LE12 9ER		
Parish:	Shepshed	Ward:	Shepshed East
Case Officer:	Deborah Liggins	Tel No:	01509 634733

This item is referred to Plans Committee at the request of Councillor Popley who has concerns about the overbearing impact of the development and its appearance within the street.

Description of the Application Site

Planning permission was granted under P/18/2310/2 for the erection of a two storey dwelling following the demolition of the original bungalow. Work has proceeded to an advanced stage on the new dwelling when it became apparent there were discrepancies between the built dwelling and the approved plans and the proposal seeks to address and remedy this situation.

The site lies within the Shepshed Limits to Development as identified in the Borough of Charnwood Local Plan.

No. 66 to the south is an extended bungalow which has a half hipped roof and a garage on its northern boundary. The side elevation of this dwelling contains a secondary window at ground floor. No. 62 is a bungalow of a similar age to the application property and is set within a spacious plot with a detached single garage to its southern side. It should be noted by members that a prior notification for demolition (P/19/1223/2) was submitted and that no prior approval was required. Properties on the western side of the street are a mix of two storey houses and bungalows. All dwellings appear to have been individually designed and built at various stages with the dwellings on the eastern side being having more open plan deep frontages and respecting a more rigid building line.

Description of the Proposals

Planning permission was granted under application reference P/18/2310/2 on 31st January 2019 for the erection of a two storey dwelling following the demolition of the original bungalow.

The originally submitted scheme was for a detached 5 bed dwelling with an eaves height of 2.63m and an overall ridge height of 8.314m. The dwelling would have had a footprint of

180sq.m. including the garage. However, officers, noting the proposal was for a two storey dwelling between two modestly sized bungalows (with ridge heights of approximately 4.5m), and negotiated the submission of revised plans which were received on 25th January 2019. The revised design reduced the height of the dwelling to a ridge height to 7.24m and an eaves height of 2.53m. A proposed street scene plan was also received on 25th January 2019. The dwelling would have comprised a lounge, study, hallway, guest bedroom, kitchen/dining and utility room at ground floor with an integral garage. To the first floor a master en-suite bedroom suite would be achieved with 3 other bedrooms and a bathroom. This revised plan was the scheme which was approved under P/18/2310/2.

As the development drew to an advanced stage of construction, it became apparent that there were some differences between the dwelling as approved and the scheme as built and this application seeks to remedy this.

The current proposal revises the dwelling design and includes:

- Ridge height of 7.84m (increase of 0.6m) – eaves height of 2.53m (same as approved)
- Inclusion of an external chimney breast to north elevation – this emerges externally from the wall at eaves level and projects above the ridge by 0.5m
- Alterations to the site frontage to provide hard-surfaced parking area and lawn.

The design, footprint and internal configuration of accommodation remains as previously approved.

Whilst the original scheme was reduced through negotiation, this is not to say the proposal would not have been acceptable in its original form. Members are effectively therefore being asked to consider the differences between the approved scheme and the scheme as built, given the development is already acceptable in principle.

The application is accompanied by a Design and Access Statement which explains how the builder deviated from the plans and how the appearance and massing of the resulting dwelling sits in the context of other properties within the street.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

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

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

Policy CS3 – Strategic Housing Needs states that the Council will manage the delivery of at least 13,940 new homes between 2011 and 2028, seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area. The commentary relating to strategic housing needs states that “based on our projections for our population and household types, our evidence suggests that we need to increase the number of 2 bedroom homes” and “the low proportion of smaller homes available makes it difficult for older people who want to downsize, those on low incomes and benefits and younger people who want to find their first home. We need to increase the number of smaller and medium sized properties being built. Our community wants to see smaller houses and bungalows rather than flats and apartments, as these provide space for young families to grown and family to visit with older relatives.” (paragraphs 5.6 and 5.7.)

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

Policy CS25 – Presumption in Favour of Sustainable Development – sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It pledges to work proactively with applicants to jointly find solutions to approve development wherever possible to secure improvements to the economic, social and environmental conditions in an area. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan

Policy ST/2 – Limits to Development - States that built development will be confined to allocated sites and other land within the Limits to Development identified on the proposals map, subject to specific exceptions.

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

Policy TR/18 – Parking in New Development indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The guidance indicates that a dwelling of up to 3 bedrooms should be provided with 2 car parking spaces and those dwellings with more should be provided with 3. The policy does however clearly state that these standards should be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Other material considerations

The National Planning Policy Framework (NPPF) 2019

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

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

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

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

Paragraph 10 states at the heart of the Framework is a presumption in favour of sustainable development.

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

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

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

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

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward

where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

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

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

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

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

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

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

National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the

Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 130 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning Practice Guidance

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

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

The Crime and Disorder Act 1998

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

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

These standards deal with internal spaces within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights. The standard sets out the minimum space requirements dependent on different combinations of single and double/twin bedrooms. The standard sets out that minimum floor to ceiling heights should be 2.3m for at least 75% of the GIA (Gross Internal Area). In terms of the proposal, a 4 bed (potentially 8 bed space) dwelling should achieve 124 sq.m. The proposal achieves double this.

The Leicester and Leicestershire Strategic Growth Plan 2018

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

The Leicestershire Highways Design Guide (2018)

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

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

Housing Supplementary Planning Document (July 2018)

This document sets out the Council's goals for the delivery of housing and how it will deal with applications for new development. The document seeks to provide clarity for those who live in the Borough and for the developers who deliver the new homes. It includes guidance on affordable housing, houses in multiple occupation and purpose built and campus student accommodation. The SPD will be a material consideration in the determination of planning applications in the Borough. It should be noted that the SPD cannot and does not propose new policy; rather it explains how Policies CS3, CS4, H/12 and CS23 will be used.

Housing and Economic Development Needs Assessment (HEDNA)

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

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

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

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

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

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide

spaces and buildings that help improve people’s quality of life. The document is a material consideration in the determination of planning applications.

Shepshed Master Plan and Delivery Framework (2013)

This document provides a strategic vision and a flexible delivery framework to improve the overall economic health and vitality of the town centre, in response to halting its economic decline. The vision set out in the document includes the promotion of Shepshed as a historic market town, the enhancement of the retail offer, enhanced leisure facilities, improved visual appearance to the public realm, improved connectivity and the attraction of inward investment/new businesses.

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council’s preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time. These include policies which would seek to make provision for at least 19,716 homes between 2019 and 2036 and require these to be delivered to a high standard of design quality. This document also includes Draft Policy LP9 which seeks to support the well-being, character and amenity of our communities.

Relevant Planning History

Reference	Description	Decision & Date
P/18/2310/2	Erection of two storey dwelling following demolition of existing	Granted conditionally 31.01.2019

Responses of Statutory Consultees

Councillor Popley is concerned that the changes to the proposal will have an adverse effect on the appearance of the street scene. Councillor Popley is aware of the site history and shares the concerns of residents. The property is set on a street scene of 8 bungalows all with similar roof heights. Councillor Popley is also aware that the proposed residential development to the rear of the site has recently been refused planning. One of the reasons for refusal related to property roof heights (three storey dwellings were proposed) and considers that the plans as previously approved should be adhered to.

Shepshed Town Council comments that the structure which is being built is over-dominating and is not in keeping with the existing surroundings.

Other Comments Received

Iveshead Road – 66, 71, 73, 75, 77
 The Pastures – 1, 2, 3
 Morley Lane – one resident
 + 2 others (addresses not supplied)

Concerns include:

- The dwelling stands out in terms of its appearance and design

- The dwelling is overbearing and towers over all other properties on that side of the road
- The dwelling is not in keeping with the style and roofs of other dwellings in the street
- The proposal will set a precedent for the housing site to the rear to include 2.5-3 storey houses
- The roof should be built to its approved height
- The depth and width of the roof is excessive

Non-Material Considerations which have been raised.

One neighbour has suggested the roof be modified to a Gambrel type roof but this is not the proposal before members.

Other comments suggest that if planning permission is granted, this would undermine the position of the Council in seeking revisions to schemes which appear, at face value, to be problematic in terms of their impacts. If planning permission were to be granted, the planning system as a whole would be less trusted.

Another resident is concerned that the proposal would devalue the homes on Iveshead Road but this is not a consideration in the determination of the application as there are many factors which influence property values.

Consideration of the Planning Issues

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

1. Principle of Development
2. Noise and Disturbance
3. The design and impact of the proposal on the street scene and the amenities of neighbouring occupiers
4. Car Parking
5. Bin Storage

Principle of Development

The starting point for decision making on all planning applications is that they must be made in accordance with the development plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan are therefore the starting point for consideration. Policies in the local plan relate to achieving high quality design for all proposals, including house extensions.

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

Shepshed is considered to be one of the principal settlements in the Borough considered suitable for accommodating volume house building and this is reflected in Policy CS1 of the Core Strategy. The site itself is within the built-up limits of Shepshed and is therefore a

sustainable location for new development due to the services and facilities available and good transport choices as alternatives to the private car. The development is therefore acceptable in principle.

Policy CS3 seeks to provide a mixing of housing types and tenures across the Borough that meet with identified needs whilst having regard to the character of the area. HEDNA provides an expression of that need and identifies a need for medium-sized properties (2 and 3 bed dwellings) but also recognise that there will still be a need for some larger family homes. The proposed dwelling would not make a significant contribution to housing need for smaller units but would nevertheless reflect the character of the area. In this respect it is considered to meet with the provisions of CS3. It is also material to note that there is an extant planning permission for the erection of a dwelling of this size on the site and the principle of a development of this type and scale in this location has already been established. The current proposal does not alter this compliance with Development Plan policies CS1, ST/2 and CS3.

Design and appearance within the street scene

Policies CS2 and EV/1 seek to ensure that new development remains in context with its surroundings and does not cause visual harm.

It is material to note that planning permission has already been granted for a dwelling at this site. The dwelling as built occupies the same footprint and position as the approved dwelling under application P/18/2310/2. Its design and appearance is also largely the same as previously allowed. The dwelling as constructed therefore occupies part of a spacious plot with a deep frontage and its position is off-set from the boundaries. The street itself rises to the south as it leads out of Shepshed and thus No. 66 has a slightly higher floor level than the application property. The dwelling already permitted had a higher ridge line than the dwellings either side and was considered to be visually acceptable in the street scene because this is characterised by dwellings of many styles and with various roof types and heights. The incline of the hill and the slightly elevated floor level of No. 66 aided in reducing the impact of the higher ridge line. The proposal now seeks to further increase the ridge height by 0.6m and it must be considered whether this change in height means that the dwelling remains in keeping with its context.

To the north of the site is a modest bungalow which is proposed to be demolished to form a vehicular access into the land to the east of Iveshead Road which has been proposed for housing.. This dwelling, , could be demolished at any time and may alter the context of the immediate surroundings. Nevertheless, the current proposal is higher than both adjacent dwellings as is the extant planning permission and a judgement must be reached as to whether this change in height, (60cm to the ridge), would have an adverse visual impact. Given the varied streetscene and changes in levels it is not considered that it would.

The revised site plan received on 1st May 2020 shows how the site would be laid out and that part of the frontage would be utilised for car parking, with a front lawn being retained. This is considered to be acceptable in terms of visual impact. Plan No. AL(P)03 Rev B received on 30th March 2020 shows the appearance of the dwelling in relation to neighbouring properties and, although a higher ridge is proposed, the style of the dwelling and its scale would remain in general accord with the street scene. The eaves height, design

and footprint of the dwelling remain as already approved and the increased height of just 0.6m is considered to have only a minimal impact on the visual amenity of the street.

The introduction of a chimney is also considered to be acceptable and not out of character with dwellings in the street.

It is therefore considered that Policies CS2, and EV/1 are met in terms of the design of the dwelling.

Impact on neighbouring properties

The extant permission is for the erection of a two storey property positioned between two existing single storey dwellings but with space to each side of the plots to visually separate the dwellings and allow a good standard of amenity. The marginal increase in height and the other alterations do not impact on amenity as they do not cause loss of light or outlook or introduce new windows which would overlook adjacent dwellings. The revised proposal remains in compliance with the Development Plan and Design Supplementary Planning guidance.

Highways Issues

Policy TR/18 indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimise harm to visual and local amenities. The policy promotes standards that would require 2 spaces for a 3 bedroom dwelling and 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

The proposal includes 3 off-street car parking spaces and sufficient turning space to permit vehicles to leave the site in a forward direction. The proposal therefore accords with Policy TR/18 and it is considered that the residual cumulative impacts of the development would not be 'severe' and that the development would not increase highway dangers and would accord with Paragraph 109 of the NPPF (2018).

Other Matters Raised

One respondent to the application questions what type of appliance will be installed and what fuel would be burnt. For the purposes of the planning application, the applicant is not required to specify this as it is not material to the consideration of this planning application

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them, including in this case the adopted SPD on Design.

The main issues to be considered in this case are the changes which have been made to the dwelling since planning permission was previously granted and whether those changes are harmful. It is considered that the increase in the height of the roof by the amount proposed and the addition of a chimney and reconfigured site frontage would have an

acceptable visual impact within the street scene. These differences would also present no additional amenity harms to neighbouring occupiers in terms of losses of light or privacy.

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

RECOMMENDATION:-

Grant Conditionally

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
AL(P)00 - 1:1250 scale site location plan and 1:500 scale block plan
AL(P)01 Rev B - Proposed ground floor plan - revised plan received 1st may 2020
AL(P)02 - Rev B - Proposed first floor plan - revised plan received 1st May 2020
AL(P)03 Rev D - Proposed elevations and street scene – revised plan received 5th May 2020
AL(P)04 Rev A - Proposed landscaping/site frontage plan - revised plan received on 1st May 2020

REASON: To define the terms of the planning permission.

- 2 Only those materials specified in the application shall be used in carrying out the development hereby permitted.

REASON: To ensure the satisfactory appearance of the completed development.

- 3 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.

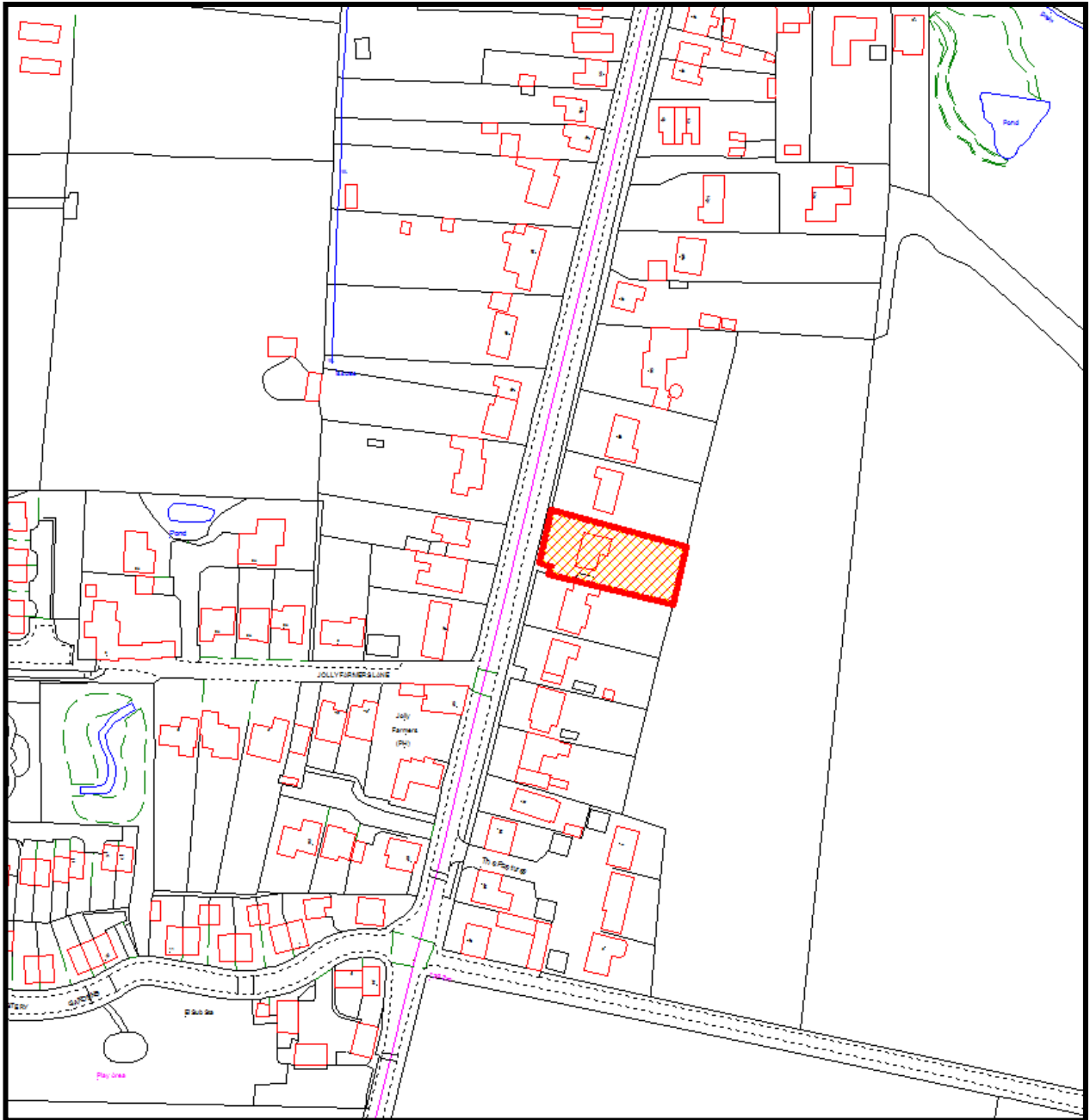
REASON: To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety.

The following advice notes will be attached to a decision

- 1 **DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT** - Policies CS1 and CS2 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1 and TR/187 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal and it does not fully accord with

the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Design' (adopted 2020). the degree of harm that might be caused to one or more of the issues arising under the policies is insufficient to warrant the refusal of planning permission.

- 3 The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4 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 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or recycle@charnwood.gov.uk, before the first property is completed.



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/20/0322/2	Householder	6 Long Close Anstey LE7 7QN	Single storey extension to rear of main dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Anstey
P/20/0102/2	Householder	47-49 Gorse Hill Anstey LE7 7AP	Proposed increase in height of eaves and ridge to roof roof across part of property and insertion of rear dormers to enable loft conversion	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Anstey
P/20/0390/2	CL (Proposed)	84 Bradgate Road Anstey Leicestershire LE7 7FB	Lawful Development Certificate (Proposed) for a garage and store conversion to an annexe ancillary to existing dwellinghouse	CLDPGRANT, Certificate of Lawful Proposed Development	30-Apr-2020	Anstey
P/19/2390/2	Full	182 Barrow Road Sileby LE12 7LR	Proposed single storey rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	21-Apr-2020	Barrow & Sileby West
P/20/0170/2	Householder	7 Cherwell Road Barrow Upon Soar Leicestershire LE12 8LF	Single storey side & rear extension to existing detached garage including addition of doors, windows and roof lantern.	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Barrow & Sileby West
P/19/2182/2	Full	The Mount 2 High Street Barrow Upon Soar LE12 8PY	Erection of single storey detached dwelling and demolition of garden wall to provide vehicular access from Shooting Close Lane and on-site parking and turning.	REF, Permission be refused for the following reasons:	29-Apr-2020	Barrow & Sileby West
P/20/0039/2	Full	Barrow Road Barrow Upon Soar LE12 8XJ	Alterations to existing agricultural access including widening access, extending drop kerb and visibility splays, removal of bollards and relocation of sign.	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0220/2	Advert Consent	Waterside Inn Sileby Road Mountsorrel LE12 7BB	Display of 1no halo illuminated individual letter sign, 1 no each externally illuminated fascia sign and projecting sign and 1 no each non-illuminated information and identification signs.	GTDCON, Permission be granted subject to the following conditions:	14-Apr-2020	Barrow & Sileby West Quorn & Mountsorrel Castle
P/20/0520/2	Householder Prior Notification	25 Copeland Road Birstall Leicestershire LE4 3AB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.6m, and height to the eaves of 2.4m.	PRINOT, Prior approval from the Council is not required	20-Apr-2020	Birstall Wanlip
P/20/0454/2	Householder	27 Moorgate Avenue Birstall LE4 3HJ	Proposed single and two storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	28-Apr-2020	Birstall Wanlip
P/20/0493/2	CL (Proposed)	44 Park Road Birstall Leicestershire LE4 3AU	Certificate of lawful development (Proposed) for the erection of single storey extension to side of dwelling.	CLDPGRANT, Certificate of Lawful Proposed Development	30-Apr-2020	Birstall Wanlip
P/20/0483/2	Householder	97 Woodgate Drive Birstall Leicestershire LE4 3HW	Single storey side and rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Apr-2020	Birstall Wanlip
P/20/0553/2	Householder Prior Notification	41 The Crossways Birstall Leicestershire LE4 4ED	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 4m, and height to the eaves of 3m.	PRIGRA, The prior approval of the Council is granted	22-Apr-2020	Birstall Watermead
P/19/2602/2	Householder	11 Curzon Avenue Birstall LE4 4AE	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2402/2	Householder	32 Kilby Avenue Birstall LE4 4AR	Proposed conservatory to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Birstall Watermead
P/20/0575/2	Householder Prior Notification	100 Curzon Avenue Birstall Leicestershire LE4 4AD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.5m, with a maximum height of 3.49, and height to the eaves of 2.94m.	PRINOT, Prior approval from the Council is not required	04-May-2020	Birstall Watermead
P/20/0656/2	Householder Prior Notification	72 Blenheim Road Birstall Leicestershire LE4 4FL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	07-May-2020	Birstall Watermead
P/20/0458/2	Householder	85 Roman Road Birstall LE4 4BF	Single storey front and rear extensions to detached house (revised scheme P/19/1237/2 (approved) refers)	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Birstall Watermead
P/20/0166/2	Equipment PD Notification	Broome Lane East Goscote Leicestershire LE3 3WQ	Installation of 9m light wooden pole.	MNAAU, The application be agreed without conditions.	01-May-2020	East Goscote Ward
P/20/0278/2	Householder	43 Markfield Lane Newtown Linford Leicestershire LE6 0AB	Erection of two storey side and single storey rear extensions to dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Apr-2020	Forest Bradgate
P/20/0654/2	Agricultural for Prior Approval	Rushey Fields Farm Rushey Lane Woodhouse Leicestershire LE12 8UW	Erection of agricultural building for the storage of straw (Agricultural Prior Approval)	NRQ, The submission of details are not required for consideration.	27-Apr-2020	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0197/2	Householder	16 Grey Crescent Newtown Linford Leicestershire LE6 0AA	Erection of first floor extension and single storey extension to front with two storey and single storey extensions plus balcony to rear of dwelling. (revised scheme P/18/2603/2 refers)	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	Forest Bradgate
P/20/0121/2	Full	Church Farm Meadow Road Woodhouse Eaves LE12 8SA	Alterations and first floor extension to front, timber framed porch to side and enlargement of existing access to provide vehicular access and parking.	GTDCON, Permission be granted subject to the following conditions:	04-May-2020	Forest Bradgate
P/20/0372/2	Full	89 Maplewell Road Woodhouse Eaves LE12 8RG	Single storey extension to rear of semi-detached dwelling	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Forest Bradgate
P/20/0404/2	Householder Prior Notification	27 Gracedieu Road Loughborough Leicestershire LE11 4QF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 3.6m, and height to the eaves of 2.46m.	PRINOT, Prior approval from the Council is not required	21-Apr-2020	Loughborough Ashby
P/20/0288/2	Householder	7 Winterburn Way Loughborough LE11 4EW	Proposed single and two storey extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-May-2020	Loughborough Garendon
P/20/0539/2	Householder	19 Rosehill Loughborough LE11 4SS	Erection of a detached double garage (revised scheme of previously refused P/19/1959/2 refers).	GTDCON, Permission be granted subject to the following conditions:	04-May-2020	Loughborough Garendon
P/20/0363/2	Householder	73 Albert Promenade Loughborough LE11 1RB	Proposed single storey extension to front and rear of dwelling. Conversion of garage to wc & utility room. First floor balcony to rear with a caged fire escape ladder. Installation of heat exchanger and solar panels to rear of dwelling.	REF, Permission be refused for the following reasons:	24-Apr-2020	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0346/2	Full	77 King Street Loughborough Leicestershire LE11 1SB	Change of Use from dwelling (Use Class C3) to a house in multiple occupation (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	Loughborough Hastings
P/20/0428/2	Full	39-40 Baxter Gate Loughborough LE11 1TQ	Variation of Condition 2, of application P/17/1586/2, (S73).	GTDCON, Permission be granted subject to the following conditions:	05-May-2020	Loughborough Hastings
P/20/0427/2	Householder	11 Deighton Way Loughborough LE11 5YF	Single storey extensions to front, side and rear of dwelling.	REF, Permission be refused for the following reasons:	29-Apr-2020	Loughborough Hathern & Dishley
P/20/0285/2	Full	12 Fennel Street Loughborough LE11 1UQ	Erection of first floor and single storey extension to rear to facilitate the change of use of dwelling into 4 x 1 bedroom studio apartments (Class C3).	REF, Permission be refused for the following reasons:	16-Apr-2020	Loughborough Lemyngton
P/20/0068/2	Full	Unit 2 Charnwood Trade Park Clarence Street Loughborough Leics LE11 1FW	Change of use of industrial unit from storage (B8) to car spraying (B2) including installation of external flues.	GTDCON, Permission be granted subject to the following conditions:	20-Apr-2020	Loughborough Lemyngton
P/19/2463/2	Full	32 Clarence Street Loughborough LE11 1DY	Extension and alterations to form of single storey flat roof to rear and provision of fire escape staircase serving upper floor Class C4 HMO and insertion of door on rear elevation with ramped/stepped access with railings	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Loughborough Lemyngton
P/19/2462/2	Full	33-34 Clarence Street Loughborough LE11 1DY	First floor and two storey extensions to rear of temple to include the formation of residential accommodation for priest.	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0319/2	Full	Land off Station Boulevard/Gordon Road Loughborough Leicestershire LE11 1LE	Installation of 20m monopole supporting 12 antennas including supporting cabinets & ancillary equipment and removal of existing monopole and cabinets.	GTDCON, Permission be granted subject to the following conditions:	28-Apr-2020	Loughborough Lemyngton
P/20/0470/2	Householder	50 Staveley Court Loughborough LE11 1HY	Single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Apr-2020	Loughborough Lemyngton
P/20/0133/2	Full	Shop 39 The Brush Site Nottingham Road Loughborough LE11 1EX	Change of use from Use Class B2 (General Industrial) to Use Class B8 (Storage and Distribution)	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Loughborough Lemyngton
P/20/0401/2	Full	Synergy House Lisle Street Loughborough Leicestershire LE11 1AW	Variation of condition 2 (approved drawings), condition 3 (materials) and condition 4 (landscaping) of approved planning permission P/18/1067/2	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Loughborough Lemyngton
P/20/2323/2	Full	Unit 27-30 Kernan Drive Loughborough LE11 5JF	Erection of single storey retail building (Use Class A1) and associated car parking.	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Loughborough Lemyngton
P/20/0559/2	Householder	1 Lower Gladstone Street Loughborough LE11 1PJ	Single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Loughborough Lemyngton
P/20/0659/2	Demolition Determination	Charnwood Campus Summerpool Road Loughborough Leicestershire	Demolition of 3 buildings, elevated gantries and removal of concrete slabs.	NRQ, The submission of details are not required for consideration.	07-May-2020	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2505/2	Full	209 Nanpantan Road Loughborough LE11 3YD	Erection of 2 storey dwelling and double garage following demolition of existing bungalow and increase in height of front boundary wall to 1.2m.	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Loughborough Nanpantan
P/20/0442/2	Householder	7 Nanpantan Road Loughborough LE11 3ST	Single storey side extension and 2 storey extension to the front and the rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	Loughborough Nanpantan
P/19/2079/2	Full	12 Spinney Hill Drive Loughborough Leicestershire LE11 3LD	Variation of conditon 2 of application P/17/2179/2, under Section 73, to alter size and design of side facing dormer (part retrospective).	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Loughborough Nanpantan
P/19/2371/2	Householder	22 Highfields Drive Loughborough Leicestershire LE11 3JT	Erection of first floor extension to front and covered area to side/rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Loughborough Nanpantan
P/20/0139/2	Householder	71 Lansdowne Drive Loughborough Leicestershire LE11 2BX	Proposed single storey extension to front and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	29-Apr-2020	Loughborough Shelthorpe
P/20/0156/2	Householder	3 Japonica Close Loughborough LE11 2SB	Proposed two storey extension to rear of dwelling.	REF, Permission be refused for the following reasons:	01-May-2020	Loughborough Shelthorpe
P/19/2326/2	Full	138 Forest Road Loughborough LE11 3NR	Single storey side & rear extension to detached dwelling	GTDCON, Permission be granted subject to the following conditions:	14-Apr-2020	Loughborough Southfields
P/20/0062/2	Householder	10 Chester Close Loughborough LE11 3BD	Proposed two storey extension to front, first floor extension to side, single storey extension to the rear and raising the roof height.	GTDCON, Permission be granted subject to the following conditions:	17-Apr-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0024/2	Full	39 Granby Street Loughborough LE11 3DU	Change of use from offices to a house in multiple occupation (Use Class C4)	REF, Permission be refused for the following reasons:	20-Apr-2020	Loughborough Southfields
P/20/0418/2	Full	18 and 18a Heathcoat Street Loughborough LE11 3BW	Change of use of 2 flats (Use Class C3) to a house in multiple occupation (Use Class C4).	REF, Permission be refused for the following reasons:	22-Apr-2020	Loughborough Southfields
P/20/0436/2	Householder	142 Forest Road Loughborough LE11 3NR	Two storey side & single storey rear extensions including demolition of garage & outbuilding and loft conversion including hip to gable roof extension and removal of chimneys.	REF, Permission be refused for the following reasons:	27-Apr-2020	Loughborough Southfields
P/20/0536/2	Full	117 William Street Loughborough LE11 3BY	Variation of condition 2 (approved plans) of application P/19/2066/2.	GTDCON, Permission be granted subject to the following conditions:	28-Apr-2020	Loughborough Southfields
P/20/2551/2	Full	55 Park Road Loughborough LE11 2ED	Conversion of property to 6 self-contained flats and provision of cycle storage facilities	GTDCON, Permission be granted subject to the following conditions:	30-Apr-2020	Loughborough Southfields
P/20/0301/2	CL (existing)	30 Colgrove Road Loughborough LE11 3NN	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	01-May-2020	Loughborough Southfields
P/20/0155/2	Full	Radmoor House Radmoor Road Loughborough LE11 3BS	Erection of two managed student accommodation buildings to form 31 studio flats and 9 x one bed apartments with associated landscaping, access and parking provision.	REF, Permission be refused for the following reasons:	01-May-2020	Loughborough Southfields
P/19/0877/2	Full	42-44 Westfield Drive Loughborough LE11 3QL	Erection of link corridor to No. 190 Ashby Road, Loughborough	GTDCON, Permission be granted subject to the following conditions:	01-May-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0465/2	Householder	11 Wallace Road Loughborough LE11 3NU	Single storey rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-May-2020	Loughborough Southfields
P/20/0293/2	Full	22 Carington Street Loughborough LE11 5NF	Variation of Condition 3 of application P/18/1548/2 (Appeal Decision Ref: APP/X2410/W/18/3214662) to allow increase in occupation of property from 8 to 9 persons.	GTDCON, Permission be granted subject to the following conditions:	17-Apr-2020	Loughborough Storer
P/20/0262/2	CL (Proposed)	The Ashby 105 Ashby Road Loughborough LE11 3AB	Lawful use (proposed) for B1 (a) office to be used as a taxi office.	CLDPGRANT, Certificate of Lawful Proposed Development	17-Apr-2020	Loughborough Storer
P/20/0476/2	Householder	31 Paget Street Loughborough LE11 5DS	Single storey side & rear extensions and loft conversion to existing house in multiple occupation (Revised scheme P/19/2612/2 refers)	GTDCON, Permission be granted subject to the following conditions:	24-Apr-2020	Loughborough Storer
P/20/0485/2	CL (Proposed)	98 Balmoral Road Mountsorrel Leicestershire LE12 7EN	Certificate of lawful development (proposed) for single storey side extension, and single storey rear extension with 2 roof light	CLDPGRANT, Certificate of Lawful Proposed Development	05-May-2020	Mountsorrel
P/20/0359/2	Full	Hill Top Farm 30 King Street Barkby Thorpe LE7 3QE	Placement of 14 x storage containers and associated change of use.	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Queniborough
P/20/0460/2	Householder	4 Manor Farm Mews Main Street Queniborough LE7 3EA	Erection of detached outbuilding.	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0529/2	Householder	6 Manor Farm Mews Main Street Queniborough LE7 3EA	Single storey extension to rear of dwelling (Revised scheme of refused application P/19/2605/2)	GTDCON, Permission be granted subject to the following conditions:	04-May-2020	Queniborough
P/20/0104/2	Householder	22 Soar Road Quorn LE12 8BW	Proposed single storey extension to rear of garage.	GTDCON, Permission be granted subject to the following conditions:	14-Apr-2020	Quorn & Mountsorrel Castle
P/19/2608/2	Householder	70 Hawcliffe Road Mountsorrel Leicestershire LE12 7AH	Proposed single storey extension to outbuilding to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Apr-2020	Quorn & Mountsorrel Castle
P/19/2314/2	Full	11 Nursery Lane Quorn LE12 8BH	Installation of bay window to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Apr-2020	Quorn & Mountsorrel Castle
P/20/0509/2	Householder Prior Notification	3 Beacon Avenue Quorn Leicestershire LE12 8EW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 3.675m, and height to the eaves of 2.606m.	PRINOT, Prior approval from the Council is not required	16-Apr-2020	Quorn & Mountsorrel Castle
P/20/0352/2	Householder	78 Leicester Road Quorn LE12 8BB	Erection of single storey extension to rear of terraced dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Apr-2020	Quorn & Mountsorrel Castle
P/20/0361/2	Householder	6 The Old Glebe Quorn LE12 8LB	Single storey side extension under existing first floor extension and erection of front porch.	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Quorn & Mountsorrel Castle
P/20/0021/2	Householder	16 Stoop Lane Quorn LE12 8BU	Two storey side extension and erection of detached single storey garage including demolition of existing outbuilding.	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0430/2	Householder	16 Harrington Close Quorn LE12 8AZ	Single storey rear extension and loft conversion including rear dormer, replacement of existing roof tiles and removal of chimneys.	GTDCON, Permission be granted subject to the following conditions:	29-Apr-2020	Quorn & Mountsorrel Castle
P/20/0321/2	CL (Proposed)	42 Hawcliffe Road Mountsorrel LE12 7AH	Certificate of lawful development (proposed) for a single storey rear extension with 2 roof lights, and conversion of outbuilding with additional 1 roof light.	CLDPGRANT, Certificate of Lawful Proposed Development	29-Apr-2020	Quorn & Mountsorrel Castle
P/20/0419/2	Householder	3 Poulteney Drive Quorn LE12 8EY	First floor extension to side and rear and canopy and porch to front of dwelling	REF, Permission be refused for the following reasons:	01-May-2020	Quorn & Mountsorrel Castle
P/20/0033/2	Householder	134 Leicester Road Thurcaston Leicester LE7 7JJ	Erection of single storey extension to front of dwelling and two extensions to side and rear.	REF, Permission be refused for the following reasons:	16-Apr-2020	Rothley & Thurcaston
P/20/2597/2	Householder	8 Guild Close Cropston Leicestershire LE7 7HT	Proposed first floor juliet balcony to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Apr-2020	Rothley & Thurcaston
P/20/0217/2	Householder	151 Swithland Lane Rothley LE7 7SH	Proposed first floor extension to side and extension of roof to front of dwelling to form front entrance porch	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Rothley & Thurcaston
P/20/0240/2	Householder	8 Station Road Cropston Leicestershire LE7 7HD	Erection of single storey outbuilding ancillary to main dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Apr-2020	Rothley & Thurcaston
P/20/0433/2	Householder	124 Mountsorrel Lane Rothley LE7 7PW	Loft conversion including first floor front extension, front & rear dormers and addition of pitched roof on existing single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0445/2	Householder	101 Town Green Street Rothley LE7 7NW	Single storey extension to rear of dwelling with first floor balcony over.	GTDCON, Permission be granted subject to the following conditions:	28-Apr-2020	Rothley & Thurcaston
P/20/0265/2	Full	21 Barwell Drive Rothley LE7 7WB	Change of use of part of the garage into a beauty salon (use class Sui Generis).	GTDCON, Permission be granted subject to the following conditions:	29-Apr-2020	Rothley & Thurcaston
P/20/0481/2	Householder Prior Notification	12 Cambridge Street Shepshed Leicestershire LE12 9HW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.0m, with a maximum height of 3.7m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	16-Apr-2020	Shepshed East
P/20/0046/2	Full	45 Ashby Road Central Shepshed LE12 9BS	Retention of 6 no. lighting columns 5m in height (retrospective)	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Shepshed East
P/20/0287/2	Full	10 Churchside Shepshed LE12 9RL	Erection of car port to side of dwelling following removal of existing car port	GTDCON, Permission be granted subject to the following conditions:	29-Apr-2020	Shepshed East
P/19/2362/2	Full	81 Leicester Road Shepshed Leicestershire LE12 9DF	Conversion of existing garage of residential care home to form office, laundry room & utility room.	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Shepshed East
P/19/1796/2	Householder	10 Blackbrook Close Shepshed Leicestershire LE12 9LD	Erection of two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Apr-2020	Shepshed West
P/20/0326/2	Full	Green Space Buttercup Lane Shepshed Leicestershire LE12 9QT	Erection of Public Art	GTDCON, Permission be granted subject to the following conditions:	23-Apr-2020	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1142/2	Discharge of Conditions	Land off Tickow Lane Shepshed Leicestershire LE12 9EY	Discharge of condition 21 of P/18/0586/2 regarding Green Infrastructure Biodiversity Management Plan	CONDNK, Conditions PART discharged	30-Apr-2020	Shepshed West
P/19/0352/2	Reserved Matters	Land off Tickow Lane Shepshed Leicestershire	Proposed erection of 169 dwellings and associated works. (Reserved Matters - P/18/0586/2 refers).	GTDCON, Permission be granted subject to the following conditions:	30-Apr-2020	Shepshed West
P/20/0174/2	Householder	3 Wellingtonia Close Shepshed LE12 9FB	Conversion of integral residential garage to dining room	GTDCON, Permission be granted subject to the following conditions:	04-May-2020	Shepshed West
P/19/2225/2	Householder	18 Glenfields Shepshed LE12 9LG	Proposed single storey extensions to rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	05-May-2020	Shepshed West
P/20/0249/2	Full	Glenfields Farm 8 Charley Road Shepshed LE12 9EW	Demolition of existing barn and stable outbuilding, and erection of a part single, part two-storey extension to the rear elevation of the host dwellinghouse in its stead.	GTDCON, Permission be granted subject to the following conditions:	07-May-2020	Shepshed West
P/20/0283/2	Full	Meadow View Farm 156 Cossington Road Sileby Leicestershire LE12 7RT	Change of use of agricultural building to dog day care facility (Sui Generis)	GTDCON, Permission be granted subject to the following conditions:	15-Apr-2020	Sileby
P/20/0564/2	Householder Prior Notification	10 Haybrooke Road Sileby Leicestershire LE12 7QR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 3.8m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	27-Apr-2020	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0349/2	Full	21 Ruskin Avenue Syston LE7 2BY	Proposed two storey extension to side and single storey extension to front and rear of and part render finish to front porch and garage of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Apr-2020	Syston East
P/19/2054/2	Outline Planning Permission	89-91 Barkby Road Syston Leicestershire LE7 2AH	Erection of 5 dwellings	GTDCON, Permission be granted subject to the following conditions:	24-Apr-2020	Syston East
P/20/0424/2	Householder	20 Holmdale Road Syston LE7 2JN	Single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Apr-2020	Syston East
P/20/0148/2	Full	8 Lime Drive Syston Leicestershire LE7 2PW	Change of use from residential dwelling (Class C3) to residential children's care home for a maximum of 3 children (Class C2).	GTDCON, Permission be granted subject to the following conditions:	30-Apr-2020	Syston East
P/20/0271/2	Full	14A Lower Church Street Syston LE7 1GX	Erection of two and single storey side extensions to dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Apr-2020	Syston West
P/20/0202/2	Full	land rear of 78 Wanlip Road Syston LE7 1PB	Erection of detached 1.5 storey dwelling	REF, Permission be refused for the following reasons:	16-Apr-2020	Syston West
P/20/0385/2	Full	11 Town Square Syston Leicestershire LE7 1GZ	Change of use from A1 retail to childrens events venue (Sui Generis)	GTDCON, Permission be granted subject to the following conditions:	21-Apr-2020	Syston West
P/20/0085/2	Advert Consent	1152 Melton Road Syston Leicestershire LE7 2HB	Retention of internally illuminated fascia sign to the front of premises (retrospective application)	REF, Permission be refused for the following reasons:	28-Apr-2020	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0360/2	Householder	16 Bruxby Street Syston LE7 1NB	Single storey extension to rear.	GTDCON, Permission be granted subject to the following conditions:	06-May-2020	Syston West
P/19/0549/2	Full	241 Cotes Road Walton on the Wolds Leicestershire LE12 8JR	Erection of single storey extensions to dwelling, brick boundary wall with timber gates and retention of new residential access.	GTDCON, Permission be granted subject to the following conditions:	17-Apr-2020	The Wolds
P/20/0366/2	Full	The Vines 26 Church Street Wymeswold LE12 6TX	Conversion of & rear extension to existng outbuilding to form new single storey dwelling (Revised scheme - P/19/1072/2 refers)	GTDCON, Permission be granted subject to the following conditions:	20-Apr-2020	The Wolds
P/20/0317/2	Full	11 Seymour Road Burton On The Wolds LE12 5AH	Single storey side extension and alterations	GTDCON, Permission be granted subject to the following conditions:	24-Apr-2020	The Wolds
P/20/0435/2	Householder	39 Barrow Road Burton On The Wolds LE12 5TB	Two storey front & side extensions, single storey rear extension, erection of front porch and erection of rear outbuilding.	GTDCON, Permission be granted subject to the following conditions:	27-Apr-2020	The Wolds
P/15/0081/2	Outline Planning Permission	Land to the North of East Road Wymeswold Leicestershire	Site for the erection of up to 45 dwellings (Revised scheme - P/15/0328/2 refers).	REF, Permission be refused for the following reasons:	30-Apr-2020	The Wolds
P/20/0508/2	Householder Prior Notification	44 Price Way Thurmaston LE4 8BG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 4m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	17-Apr-2020	Thurmaston
P/20/0406/2	Householder	4 Ferndale Road Thurmaston Leicestershire LE4 8JD	Two storey and single storey extensions to side of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	21-Apr-2020	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0554/2	Householder Prior Notification	14 Forest Avenue Thurmaston Leicestershire LE4 8AD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.3 m, with a maximum height of 3.5m, and height to the eaves of 2.35m.	PRINOT, Prior approval from the Council is not required	23-Apr-2020	Thurmaston
P/20/0437/2	Householder	40 and 42 Ivydale Road Thurmaston LE4 8NE	Three storey side extension, single storey front porch extension, erection of rear granny annex and loft conversion including front & rear dormers.	REF, Permission be refused for the following reasons:	01-May-2020	Thurmaston
P/20/0149/2	Equipment PD Notification	Telecommunications site at A607 Thurmaston Leicestershire LE4 8GR	Removal of 15m High Street furniture style monopole with 3no. antennas within GRP shroud; 2no cabinets and all ancillary development. Installation of 17.5m high street furniture style monopole with 6no antennas, 1no. cabinet and all ancillary development.	MNAAU, The application be agreed without conditions.	01-May-2020	Thurmaston
P/20/2470/2	Householder	1 Ridgeway Drive Thurmaston LE4 8LN	Proposed single storey extension to front and rear and two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-May-2020	Thurmaston
P/19/2324/2	Full	Land Adjoining The Wheatsheaf Inn & to the rear of 80-86 Brand Hill Woodhouse Eaves Loughborough LE12 8SS	Widening of access drive, erection of new stone wall and formation of parking area to rear of cottages.	REF, Permission be refused for the following reasons:	05-May-2020	