



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Grimley, Lowe, Ranson, Savage, Tassell, Tillotson and Ward
(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, 27th August 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

19th August 2020

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 6

The Committee is asked to confirm as a correct record the minutes of the meeting held on 16th July 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS 7 - 81

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS 82 - 96

A list of applications determined under powers delegated to officers for the period from 13th July 2020 to 14th August 2020 is attached at page 82.

PLANS COMMITTEE 16TH JULY 2020

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Campsall, Capleton, Charles, Forrest,
Grimley, Lowe, Ranson, Savage, Tassell, Bolton
and Ward

Head of Planning and Regeneration
Principal Solicitor - Planning, Property and
Contracts
Team Leader Development Management (KB)
Senior Planning Officer (JE)
Principal Planning Officer (LM)
Democratic Services Officer (NA)
Democratic Services Officer (SW)

APOLOGIES: Councillor Tillotson

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

12. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 18th June 2020 were confirmed as a correct record and signed.

13. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

14. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) By Councillor Bentley - P/20/0828/2 – the applicant was known to him in a professional capacity, but they had not discussed the application and therefore he came to the meeting with an open mind.
- (ii) By Councillor Charles - in relation to application P/20/0828/2 – the applicant was known to him in a professional capacity, but they had not discussed the application and he came to the meeting with an open mind.

- (iii) By Councillor Capleton – in relation to application P/20/0828/2 – the applicant was known to him in a professional capacity, but they had not discussed the application and he came to the meeting with an open mind.
- (iv) By Councillor Forrest – in relation to application P/20/0642/2 – the agent was known to her in a professional capacity but she came to the meeting with an open mind.
- (v) By Councillor Forrest – in relation to application P/20/0834/2 – will be speaking on the item on behalf of Barrow Upon Soar Parish Council and therefore will not be taking part in the item.
- (vi) By Councillor Fryer – in relation to application P/20/0834/2 – declared a personal interest in the item as one of the Ward Councillors for the area and would not be taking part in the item.
- (vii) By Councillor Fryer- in relation to application P/20/0828/2 – the applicant was known to her in a professional capacity, but they had not discussed the application and therefore she came to the meeting with an open mind.
- (viii) By Councillor Grimley – in relation to application P/20/0642/2 – one of the speakers was known to him in a professional capacity but they had not discussed the application and therefore he came to the meeting with an open mind.
- (ix) By Councillor Grimley – in relation to application P/20/0828/2 – declared a personal interest as the applicant is a personal friend so will not be taking part in the item.
- (x) By Councillor Lowe – in relation to application P/20/0828/2 – the applicant was known to him in a personal capacity, but he had not discussed the application with the applicant. Councillor Lowe also stated that he was the Ward Councillor for the area but came to the meeting with an open mind.
- (xi) By Councillor Ranson – in relation to application P/20/0834/2 – would be speaking on the item as one of the Ward Councillors for the area and therefore would not be taking part in the item.
- (xii) By Councillor Ranson – in relation to application P/20/0828/2 – the applicant was known to her in a professional capacity, but they had not discussed the item and therefore she came to the meeting with an open mind.
- (xiii) By Councillor Tassell - in relation to application P/20/0828/2 – the applicant was known to her in a professional capacity, but they had not discussed the application and therefore she came to the meeting with an open mind.

15. 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). An additional Item report in respect of application P/20/0290/2 was also submitted (also filed with these minutes).

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

- (i) Mr Phil Rowland (Agent) in respect of application P/20/0642/2;
- (ii) Mr David Infield (Objector) in respect of application P/20/0642/2;
- (iii) Mr Alex Prowse (Agent) in respect of application P/20/0834/2;
- (iv) Councillor Forrest (Parish Councillor) in respect of P/20/0834/2;
- (v) Mr Stephen Bradwell (Agent) in respect of application P/20/0290/2;
- (vi) Mr Muther Al-Salloum (Agent) in respect of application P/20/0828/2;

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

- (i) Councillor Parton in respect of application P/20/0642/2;
- (ii) Councillor Ranson in respect of application P/20/0834/2;
- (iii) Councillor Parton in respect of application P/20/0290/2;

Having made disclosures under the Planning Guide of Good Practice, the following Councillors were withdrawn from the virtual meeting by the Clerk; during the consideration of the specified items;

- (i) Councillor Forrest – during the consideration of application P/20/0834/2;
- (ii) Councillor Fryer – during the consideration of application P/20/0834/2, Councillor Bentley Chaired the meeting during this time.
- (iii) Councillor Ranson – during the consideration of application P/20/0834/2;
- (iv) Councillor Grimley – during the consideration of application P/20/0828/2.

RESOLVED

1. that, in respect of application P/20/0642/2 (Land to the rear of 43 Westfield Drive, Loughborough), planning permission be granted subject to a Section 106 legal agreement and the planning conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/20/0834/2 (Land and building to rear of 15-17 High Street, Barrow upon Soar), 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/20/0290/2 (1 Albert Street, Loughborough), planning permission be granted subject to:
 - i. The conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;

- ii. An additional information note to encourage the installation of swift bird boxes/bricks to the development on the site;

REASON: to minimise disruption to the biodiversity within the area.

- iii. An additional information note to encourage the installation of a heritage plaque to honour the industrial heritage of the building.

REASON: to ensure the heritage of the building is encouraged.

4. that, in respect of application P/20/0828/2 (Church Hill Road, Thurmaston), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

16. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 8th June 2020 to 3rd July 2020 was considered (item 6 on the agenda filed with these minutes).

It was highlighted that with regards to application P/20/0746/2 there was no decision recorded. The Head of Planning and Regeneration advised that the missing information would be sent out the Committee Member as requested.

NOTES:

1. No reference may be made to these minutes at the Council meeting on 7th September 2020 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 – 27 August 2020

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/20/0089/2	<p>Barwood Development Securities Ltd. Peashill Farm Ratcliffe Road Sileby</p> <p>Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the conversion of the existing farmstead and construction of new buildings for use classes B1(a), D1 and D2.</p>	Grant Conditionally	09
2	P/20/0109/2	<p>ORE Operations Ltd 38 Charnwood Road Shepshed</p> <p>Change of use of residential institution (use class C2) to assisted living home (use class Sui Generis) including rear extensions and associated parking & landscaping scheme.</p>	Grant Conditionally	30
3	P/19/2430/2	<p>Charnwood Borough Council Land adjacent to Nanpantan Sports Ground Watermead Lane Nanpantan Loughborough</p> <p>Change of use of land to cemetery with associated access, infrastructure, parking and landscaping and relocation of existing MUGA including reconfiguration of existing car park for sports ground.</p>	Grant Conditionally	45

4	P/20/1020/2	Mrs Rosemary Jacobs 19A Church Road Wanlip	Grant Conditionally	73
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Removal of condition 1 of P/86/1641/2 to allow use of dwelling without restriction on occupancy.

Item No. 1

Application Reference Number P/20/0089/2

Application Type:	Reserved Matters	Date Valid:	23 rd January 2020
Applicant:	Barwood Development Securities Ltd		
Proposal:	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the conversion of the existing farmstead and construction of new buildings for use classes B1(a), D1 and D2		
Location:	Peashill Farm Ratcliffe Road Sileby LE12 7QB		
Parish:	Sileby	Ward:	Sileby
Case Officer:	Lewis Marshall	Tel No:	01509 634691

This item has been called in to be determined by the Plans Committee at the request of Cllr Paling who states that “for the development to go ahead we need all the benefits for the village”.

Description of the Application

The application site comprises a parcel of land within the wider development site of Peashill Farm that extends to 13.32 hectares, with access to be obtained from Ratcliffe Road. The site is located within the development limits of Sileby as defined by the recently adopted Sileby Neighbourhood Plan. The application site is located on the southeast side of Sileby. The site is bounded to the east by the rear of properties on Ratcliffe Road and Peashill Close, with Sileby Cemetery to the north, open fields and countryside to the south and trees/hedgerows to the east. The site is not in a Conservation Area and the nearest heritage asset is the Cemetery Building which is locally listed.

The site is currently in arable land use for the most part, and consists of four fields (or parts of fields). To the northwest of the site, adjacent to the cemetery chapel, an area that was formerly a quarry is now a local wildlife site and a small enclosure of meadow pasture. The site is accessed off Ratcliffe Road via a private lane to Peashill Farm. The farmstead is located in the southern part of the site adjacent to the access, within a rectangular curtilage bound by trees and hedgerows, and consists of a farm house, brick outbuildings and corrugated iron vaulted barn.

Outline planning permission was conditionally granted on the site for residential development for up to 170 dwellings, public open space, landscaping, extension to cemetery, new allotments, access, surface water attenuation and associated works including demolition of 94 Ratcliffe Road and conversion of existing farm buildings on 26th January 2018, (application P/17/1578/2 refers). That scheme included an indicative layout which had evolved from the Design & Access statement.

The application seeks reserved matters approval for the conversion of existing farm buildings and the construction of new buildings forming part of the site which was granted

permission for B1a, D1 and D2 uses. Materials proposed are mix of red brick, dark timber boarding and tiled roofs. The development parcel would be accessed via two access points from the main spine road within the wider development site with 63 parking spaces and 15 cycle stands. The proposal includes the demolition of some of the more contemporary farm buildings. The application, as originally submitted, proposed a new health centre as part of reserved matters which has subsequently been amended to provide a flexible office/community use.

The existing farm house and adjacent barns are to be retained and converted to B1 office use (407sqm). The submitted design and access statement confirms these will provide offices for small and start-up businesses. The courtyard arrangement and shared facilities will encourage interaction and collaboration between the businesses. Across the two building ranges the following will be provided:

- 5no. small offices of varying sizes to suit different businesses, providing office space for between 1 and 8 people;
- Shared meeting rooms located in the converted house;
- Shared media room providing printing facilities etc;
- WC and kitchenette facilities.

Two new buildings measuring a combined total of 975sqm will each provide;

- A security/reception desk and office;
- A shared seating/casual meeting area;
- 7/8no. small office spaces;
- 2no. shared meeting rooms;
- Shared kitchenette;
- WC facilities;
- A larger open plan office at first floor;
- Plant room.

The application is supported by the following plans and documents: -

- 3371-003J Proposed Site Plan 3371-08A Proposed Building 1 – GF
- 3371-09A Proposed Building 1 – FF
- 3371-10C Proposed Building 1 – Elevations
- 3371-11F Landscape Boundary Treatment Plan
- 3371-21 Proposed Building 2 – GF Plan
- 3371-22 Proposed Building 2 – FF Plan
- 3371-23 Proposed Building 2 – Elevations
- 3371-25A Peashill Farm – Visibility Splays
- 3371-12 - Site Location Plan
- Bat Mitigation Strategy

The layout, landscaping, scale and appearance of the wider development are under separate consideration (application P/19/1683/2). A further full planning application is under consideration (P/19/2162/2) which seeks to provide an additional 31 units within the site.

Development Plan Policies

The Development Plan for Charnwood currently consists of the Charnwood Local Plan Core Strategy 2006-2028, Saved Policies of the Borough of Charnwood Local Plan (2004), the Leicestershire Minerals Core Strategy and Development Control Policies Document (2009), and the Leicestershire Waste Core Strategy and Development Control Policies document (2009). The Sileby Neighbourhood Plan also forms part of the development Plan and is relevant to this application.

Charnwood Local Plan 2011-2028 Core Strategy

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

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

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

CS13 – Biodiversity and Geodiversity – supports development that protects, enhances, restores or recreates biodiversity.

CS14 – Heritage - seeks to conserve and enhance heritage assets and their settings.

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

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

Borough of Charnwood Local Plan

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

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

Policy 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 minimize harm to visual and local amenities. The policy promotes standards that would require 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.

Sileby Neighbourhood Plan (2018-2036)

Policy G1: Limits to Development; supports development proposals within the settlement boundary as defined by the neighbourhood plan and where the proposal complies with the policies within the neighbourhood plan.

Policy G2: Design; sets out criteria for new development to ensure it enhances and reinforces local distinctiveness, character of the area and be sympathetic to any neighbouring properties and the surrounding area. Development which would have significant adverse effect on the street scene or the character of the countryside will only be permitted where any harm is clearly outweighed by the wider benefits of the proposal. Contemporary or innovative design will be encouraged and supported where it makes a positive contribution to the character of the area and is compatible with the surrounding historic context. Development proposals should aim to maintain and enhance biodiversity through measures such as integral bird boxes and bat roosting or breeding sites and providing permeable hedges or fences.

Policy ENV6: Biodiversity, Hedges and Habitat Connectivity; expects development proposals to safeguard locally significant habitats and species and to create new habitats for wildlife.

Policy ENV7: Protection of Important Views; identifies important views across the neighbourhood plan area, including one in close proximity to the application site at the top of Peas Hill on Radcliffe Road, northwest down the hill into the village.

Policy ENV10: Flood Risk and Brownfield Sites; Development proposals on Brownfield Sites should include measures to reduce the surface water run off rates to as close to the pre-development (greenfield) rate as possible

Policy CF2: New and Improved Community Facilities; supports proposals that improve the quality or range of community facilities.

Policy E1: Employment; proposals for new employment related development will be supported where it can be demonstrated that it will not generate unacceptable impacts, they respect and are compatible with the local character and surrounding uses and where appropriate, protect residential amenity.

Policy E2: Farm Diversification; The re-use, conversion and adaptation of rural buildings and the construction of well-designed new buildings for commercial use will be supported where the use is appropriate to the location, the development will not have an adverse impact on historic or environmental features, sufficient parking is provided and no significant adverse impact on neighbours.

Other Material Considerations

The National Planning Policy Framework (2019)

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

The NPPF policy guidance of **particular relevance** to this proposal includes:

Section 6: Building a strong, competitive economy

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth (paragraph 80).

Paragraph 83 states that planning decisions should enable;

- A) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings
- B) *The development and diversification of agricultural and other land-based industries*
- D) *The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

Section 8: Promoting healthy and safe communities

Planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The role of design review arrangements that assess, support and ensure high standards of design are recognised (paragraph 129) and the NPPF notes that great weight should be given to innovative designs which help raise the standard of design (paragraph 131) and that poor design should be refused (paragraph 130).

Section 14: Meeting the challenge of climate change, flooding and coastal change

New development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

The 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 County Council Local Transport Plan (LTP)

This sets out Leicestershire County council's strategy for delivering improvement to accessibility, connectivity and for promoting social inclusion and equality.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

The HEDNA provides an integrated assessment of future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class employment development across Leicester and Leicestershire.

Charnwood Design SPD (2020)

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

The Leicestershire Highways Design Guide (2018)

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

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

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.

National Planning Practice Guidance (PPG)

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

Conservation of Habitat and Species Regulations 2010 (as amended)

These Regulations contain certain prohibitions against activities affecting European Protected Species, such as bats.

The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Local Plan

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. The new local plan will include strategic and detailed policies and will be prepared to provide for a longer plan period than the adopted Charnwood Core Strategy which provides the strategy up to 2028. Taking into account its stage in the plan making process, at this time, the Draft Local Plan carries only limited weight.

Relevant Planning History

Reference	Description	Decision & Date
P/17/1578/2	Outline application for up to 170 dwellings with associated open space, landscaping, extension to cemetery, new allotments, access, surface water attenuation and associated works including demolition of 94 Ratcliffe Road and conversion of existing farm buildings. (Access only to be considered at outline stage).	Approved 26/1/2018
P/19/2162/2	Erection of 31 dwellings and associated infrastructure	Pending consideration
P/19/1683/2	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the Erection of 170 dwellings	Pending consideration

Responses of Statutory Consultees

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

NHS Northwest Leicestershire CCG confirms that they would not support a health centre on this site and would instead be requesting the financial contribution agreed as part of the outline planning permission which will be used towards improving capacity at the two other health centres in Sileby.

Other Comments Received

Cllr. Paling has raised an objection to the application on the following grounds: -

- He believes for this development to go ahead we need all the benefits for the village.
- He states that planning condition 3 requires that the Reserved Matters submission shall be in accordance with the principles set out in the indicative masterplan and shall include the retention and conversion of the existing farm buildings to Use Classes B1(a), D1 or D2 uses. The reserved matters application indicates that all the existing farm buildings are to be demolished.
- He requests that the application is determined by the Plans Committee.

Sileby Parish Council raises concerns about the validity of this submission for the following reasons;

- Concerns that demolition of some existing buildings and construction of new buildings deviates from the terms set out in the outline application and the issues debated during the decision-making process.
- The retention and conversion of the farm buildings was made out to be a benefit of this scheme, something to weigh against the negative impact of development in the open countryside.
- The subsequent reserved matters submission is based on the premise that parts of the brick outbuildings and the distinctive black corrugated iron barns will be demolished and replaced with new buildings. This is significantly adrift from the development proposal that the local community expected to be delivered by the outline proposal.

- Raises questions about the viability and deliverability of a new healthcare facility and await comments on this from the West Leicestershire Clinical Commissioning Group.
- In the event this application progresses then the Parish Council support the Borough Councillors call-in request and would like the opportunity to speak at the Plans Committee Meeting.

Charnwood Borough Council Environmental Protection Officer confirms that no objection to the application is raised.

There has been 1 letter of objection received from a nearby resident raising the following concerns: -

- The proposed development isn't in line with the original application and subsequent permission.
- The applicants at the time overpromised and have failed to deliver.
- The applicants shouldn't have been given permission in the first place believes this was forced through by the Charnwood Authority.
- The applicant is wanting to increase the housing numbers in another separate application

One further letter of comment has been received querying if the proposed health centre will be open to all Sibley residents or just those that will live in the new development.

Consideration of the Planning Issues

The principle of development was established following the granting of outline planning permission P/17/1578/2. Through the granting of the outline application, the principle of the development, the impact on flooding, road congestion and local wildlife were considered and addressed.

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

- Compliance with the Outline Planning Permission
- Design and Layout and the impact on the character of the area
- The Impact on Residential Amenity
- Impact on Ecology
- Highway Safety
- Conditions of the Outline Planning Permission
- Other Matters

Compliance with the Outline Planning Permission

The Parish Council and Cllr. Paling have raised concerns that the proposed reserved matters within this part of the site is not in accordance with the approved outline planning permission and therefore question its lawfulness as a valid reserved matters application. Specific concerns are raised in respect of the demolition of some existing farm buildings and the construction of new buildings.

The outline permission does not specifically or explicitly mention the demolition of any existing buildings. However, this could be incorporated under the umbrella term "associated

works” as set out in the description of the approved development. Furthermore, the permission does not impose limitations or conditions to safeguard buildings within the site from demolition. It is a matter of judgement as to the accordance with any outline consent and officers consider the demolition and replacement of the modern agricultural buildings to accord with the spirit of the outline planning permission which was to preserve farm buildings of local historic interest. There are two key reasons for this set out below.

The ‘Reason’ stated for the imposition of condition 3 on the outline planning permission makes reference to “*ensuring that the development is in keeping with the character of the area, is designed for the site and appropriately integrates the affordable and market housing.*” Retention/conversion of the large, modern metal-clad farm buildings would be wholly contrary to what this condition is trying to achieve. The proposed new buildings that would replace the large modern agricultural shed (which is not worthy or capable of conversion) would be more appropriate within what will be a residential context, whilst the older traditional farm buildings to be converted ensure there is reference to the sites’ history.

Furthermore, the indicative masterplan submitted as part of the outline permission makes reference to “*mixed uses – new buildings and refurbished farmstead*” within the Reserved Matters site area. It is officers view that it is sufficiently clear that the permission provides scope to provide new buildings in addition to converting the more historic farmstead buildings, which are more worthy of retention. The outline permission provides choice and flexibility in this regard whilst still having regard for the condition mentioned above.

Design and Layout and Impact on the character of the area

Policy CS2 of the Core Strategy requires new developments to respect and enhance the character of the area and saved policy EV/1 supports development that is of a design, scale, layout and mass compatible with the locality and which uses materials appropriate to the locality. Policy G2 of the Neighbourhood plan seeks to reinforce local distinctiveness and supports contemporary or innovative design where it makes a positive contribution to the character of the area and is compatible with the surrounding historic context.

The indicative layout approved as part of the outline planning permission includes the retention of the farm buildings and creation of new buildings for community/employment uses. In this regard, the proposal shows the retention of the more historic farmhouse and attached farmstead together with the creation of two new buildings following the demolition of the larger more contemporary barns.

In respect of the new buildings proposed, they are to be for flexible business or community uses and are large brick and timber clad structures which are designed to emulate the appearance of a barn, therefore responding to its setting within the area of the historic farmstead and on the edge of the countryside. The proposed new buildings are two storey in scale and sited appropriately with sufficient distance from the more historic converted farmstead and nearby dwellings. The proposed buildings are also outwards facing providing interaction with the main service road ensuring the complex of buildings integrates as part of the wider development with service areas and parking located at the rear. It is considered that the design and layout of the proposed new buildings accords with policies CS2, EV/1 and G2.

In respect of the conversion of the existing farmhouse and attached buildings to be retained, the conversion would result in minimal intervention and new openings and would respect

the historic form and character of the buildings. The use proposed would be for B1 office use and would be intended to provide office accommodation for small start-up businesses focused around a central courtyard arrangement facilitating interaction and collaboration between businesses. In addition to the above mentioned policies, Policy E2 of the Neighbourhood Plan supports development that will not have an adverse impact on historic or environmental features in respect of farm conversions. It is considered that the proposed conversion works and the surrounding layout and landscaping accords with policy E2 in this regard for the above reasons. The submitted plans show the location and type of landscaping and surfacing materials proposed, however they do not include precise species, densities or specifications. A condition is therefore recommended to require the developer to provide such details within three months of the commencement of development.

It is therefore concluded that the proposed reserved matters in respect of the layout, appearance, landscaping and scale of the proposed development accords with policies CS2, EV/1 and E2 and the NPPF.

Residential Amenity

Core Strategy Policy CS2 and saved local plan policies EV/1 promote high quality design and layouts to preserve residential amenity for both occupiers of existing neighbouring properties and the future occupiers of proposed development. Further guidance on residential amenity is set out in the Design SPD.

The parcel of land subject to this reserved matters application is situated centrally within the site and away from existing and proposed residential areas. The principle of the proposed B1a, D1 and D2 uses has been accepted by virtue of the granting of the outline planning permission. Furthermore, no objections have been raised on grounds of residential amenity in respect of the uses proposed or the layout of buildings within the site.

It is therefore considered that the proposal would not result in unacceptable adverse impact on amenity of residential properties within the sites locality and therefore does not conflict with policies CS2 and EV/1 in respect of residential amenity. Furthermore, the proposal is acceptable having regard for the guidance and separation distances contained within the Design SPD and accords with the principles granted as part of the outline planning permission.

Ecology

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. Policy G2 and ENV6 of the Sileby Neighbourhood Plan seek to encourage the use of integrated nesting and roosting features and safeguard locally significant habitats and species and to create new habitats for wildlife. The application is supported by a bat mitigation strategy as it relates to the conversion and demolition of buildings which may be suitable for the roosting of bats.

To inform the outline planning application a suite of ecological surveys of the Site was undertaken in 2016. These included a desk study, Extended Phase 1 survey and further Phase 2 surveys in relation to roosting bats, foraging/commuting bats and great crested newts. The results of which were submitted with the outline application within an Ecological Appraisal. In June 2020 at the request of the local planning authority, the applicant carried out an updated ecological walkover survey, external bat roost assessment of the buildings

and visual assessment of the trees within the Site, in order to ascertain whether there has been any change in the baseline conditions of the Site since the previous surveys were submitted as part of the outline planning application. Accordingly, a Bat mitigation Strategy has been completed and submitted to support this reserved matters application.

All British bat species, and their roosts, are fully protected under EU and UK law under Annex IV(a) of the *European Communities Habitats Directive* 1992. This is transposed in the UK into the *Conservation of Habitats and Species Regulations* 2017 (as amended), and under Schedule 5 of the *Wildlife and Countryside Act* 1981 (as amended), respectively. This legislation protects bats from harm, capture or disturbance, and protects their roosts from damage, destruction and obstruction. Therefore, for any works to commence lawfully that impacts any buildings (or trees) that are confirmed to support current bat roosts, an appropriate licence will need to be obtained from Natural England.

The submitted mitigation strategy confirms that there are four buildings on the site. In addition, there are three trees present on-site that are to be lost to the development that have been identified as having bat roost potential. The submitted mitigation strategy therefore makes a series of recommendations to secure mitigating measures as part of the conversion works, to include raised bat tiles, bat bricks, bat boxes, martin nest cups and swift bricks. Appropriate mitigation measures in relation to tree felling are also provided within the mitigation strategy. The submitted mitigation strategy confirms that the site is of low value/potential for amphibians', reptiles or badgers.

It is therefore considered that providing a condition is imposed requiring the development to be carried out in accordance with the submitted mitigation strategy; the development will be acceptable in terms of its impact on wildlife and therefore accords with policies CS13, G2, ENV6 and the NPPF. Furthermore, it is considered likely that Natural England would grant a licence for these works should one be required.

Highway Safety, Parking and Access

"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.

The principle and design of the main site access off Ratcliffe Road has already been approved under planning application P/17/1578/2. Notwithstanding this, the proposal includes two points of access directly from the service road that are to be provided to serve the wider development.

Leicestershire County Council (Local Highways Authority) was consulted in connection with this planning application. The consultation response originally received requested for vehicular and pedestrian visibility splays to be demonstrated on a scaled drawing. The applicant has since submitted drawing no: 3371-025 Rev A which demonstrates vehicular visibility splays of 2.4m by 25m and 2m by 2m pedestrian visibility for both access A and B. The Local Highway Authority is satisfied the visibility splays mentioned can be achieved

within the applicant's land and are in accordance with standards contained in the Leicestershire Highway Design Guide.

The Local Highways Authority has also reviewed the proposed parking provision and is satisfied there is sufficient parking associated with the proposed uses and is in general accordance with Highway Requirements Part 4 of the Leicestershire Highways Design Guide. It is confirmed therefore that the Local Highways Authority raises no objection in respect of the proposed development, although it has recommended a number of conditions. A condition is recommended to include details of construction traffic management plan. However, a condition to this effect is imposed on the outline planning permission and therefore it is not necessary to impose this condition on the reserved matters approval for this part of the site.

Overall, given the site specific circumstances outlined above, and the low volume of traffic that would be generated by the use, the Local Highway Authority does not consider the proposals would lead to a 'severe' impact on the safe operation of the highway in accordance with the NPPF. Therefore, subject to the imposition of conditions recommended by the Local Highway Authority, the Local Planning Authority does not consider this development will have a severe impact on the highway in accordance with Paragraph 109 of the NPPF and therefore a reason for refusal on such grounds could not be sustained.

Conditions of the outline planning permission

As a Reserved Matters submission, it is necessary to consider the conditions attached to the outline planning permission as to whether any further conditions are necessary:

No.	Wording of outline Condition	Discharged by the Reserved Matters
1	The final application for approval of the remaining Reserved Matters shall be made within 2 years of the date of this decision. The Reserved Matters approval must be begun not later than 2 years from the date of approval of the final Reserved Matters approval.	In part Yes. Development will need to commence within two years following approval of final reserved matters.
2	The development of land shall not be commenced until details (the "Reserved Matters") of all of the following for that phase or parcel have been submitted to and approved by the Local Planning Authority	Yes. For this parcel only.
3	The Reserved Matters submission shall be in accordance with the principles set out on the indicative masterplan on drawing number EDP3418/06f. The Reserved Matters shall include the following principles: - A development of up to 170 dwellings in a housing mix to be agreed. - Retention and conversion of the existing farm buildings to Use Classes B1(a), D1 or D2 uses.	Yes For this parcel only & subject to commentary above.

	<ul style="list-style-type: none"> - Bungalows of 1-1.5 storeys on the boundary with existing residential properties (with a minimum of 50% being single storey bungalows) - The provision and delivery of cemetery and allotment space - Sustainable Drainage provision including ponds and swales - The use of long gardens giving space for existing hedgerows. - Appropriate stand-off, landscaping and mitigation to the Chapel building in the cemetery 	
4	As part of the landscaping Reserved Matters submission, identified under Condition 2, details of hard and soft landscaping works in that phase or parcel will be submitted for the approval of the Local Planning Authority.	Yes For this parcel only. Drawing 3371-011 shows layout of landscaped areas but precise details needed regarding species, densities of plants and surface materials. Further condition recommended to secure these precise details.
5	No site clearance shall be commenced until a detailed tree protection scheme approved under Condition 4 has been implemented to protect all trees and hedgerows to be retained in or immediately adjacent to the boundary of the application site in accordance with BS5837: 2005 'Trees in relation to construction'. Any tree works shall be carried out by a recognised tree surgeon, or a person who is appropriately insured and competent in such operations.	No.
6	No development shall commence on the site (including any demolition and clearance works) until such time as a construction traffic management plan, including as a minimum, details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.	No.
7	Prior to the commencement of development, including site works, until a Phase II ground investigation shall be undertaken to establish	No.

	the full nature and extent of any contamination of the site and the results of the investigation together with details of any remediation strategy necessary to render the site safe shall be submitted to the local planning authority for their assessment and written approval. Any remediation works required by the approved strategy shall be carried out in accordance with the approved remediation strategy.	
8	Prior to the commencement of development drainage plans for the disposal of foul sewage for the phase shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.	No.
9	Prior to the commencement of development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.	No.
10	Prior to built development commencing a schedule of the facing materials to be used has been submitted to and approved in writing by the Local Planning Authority.	No. Precise details and specifications required.
11	Prior to first occupation of any dwelling hereby permitted details of the design for off-site highway works being a speed reduction scheme on Ratcliffe Road, Sileby shall be approved and implemented to the satisfaction of the Local Planning Authority. Any street furniture or lighting that requires relocation or alteration shall be carried out entirely at the expense of the Applicant, who shall first obtain the separate consent of the Highway Authority.	No.
12	No part of the development shall be occupied until such time as the site access arrangements shown on PBA drawing numbered 39052/5501/006 Rev B has been implemented in full.	No.
13	Prior to first occupation, a Green Infrastructure Biodiversity Management Plan, including long	No.

	term design objectives, management responsibilities and maintenance schedules, including ecological measures for all landscape areas, other than domestic gardens, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Green Infrastructure Biodiversity Management Plan shall then be fully implemented in accordance with the agreed recommendations.	
14	Prior to the commencement of development details of any associated lighting and boundary treatment to the proposed emergency, pedestrian and cycle way to Ratcliffe Road shown on PBA drawing numbered drawing ref: 39052/5501/021 shall be submitted to and approved in writing by the Local Planning Authority. The access shown on PBA drawing numbered drawing ref: 39052/5501/021 and associated approved works shall be implemented prior to first occupation.	No
15	Prior to the commencement of development a Construction Traffic Routing Agreement shall be submitted to and approved in writing by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.	No.
16	No part of the development hereby permitted shall be first occupied until a Public Transport Strategy has been submitted to and agreed in writing by the Local Planning Authority.	No.
17	Prior to the occupation of each dwelling, the parking areas which relate to that dwelling shall be made available for the parking and maneuvering of motor vehicles. The areas shall be retained for such purpose at all times thereafter.	No. Further conditions recommended by the LHA for this parcel only.
18	No demolition, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and otherwise such works shall only take place between the hours of 07.00 to 18.00 weekdays and 08.00 to 13.00 Saturdays. No plant, machinery or equipment associated with such works shall be	No.

	started up or operational on the development site outside of these permitted hours.	
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Other matters

Residents and the Parish Council have raised concerns that the development will not provide a health centre as was indicated at the time of the approval of the outline planning permission.

In terms of the Section 106 agreement tied to the outline planning permission; the S106 gives a choice of providing a sum towards improving existing healthcare facilities within the village or the developer can provide a healthcare facility on site within a converted building as part of the development. The sum required is forfeited on occupation of any converted building as a surgery/health centre.

The Northwest Leicestershire CCG have been consulted as part of application P/20/0089/2 and they have recently confirmed that they would not be supporting the provision of a new health facility on site and instead would be seeking the financial sum agreed which can be used to improve existing GP surgeries in the village (of which there are two). The outline planning permission does provide flexibility in terms of the uses within this part of the site i.e. B1a, D1 or D2 uses. There is no requirement that the applicant must provide a D1 health centre and accordingly is not providing a health centre in accordance with the consultation response from the CCG.

Conclusion

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

Overall, the proposals have been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework.

The principle of development in terms of the uses proposed on this part of the site and the impact on the wider highway network, flooding and wildlife has been considered and deemed acceptable through the approval of the outline planning permission.

It is considered that the proposals relate to the built form and settlement character of this area of Sileby and would preserve amenity for existing residents and create a high-quality environment for future residents. It is also considered that the proposed conversion works respect the historic form and character of the existing farmstead buildings, whilst the proposed new buildings respect and enhance the setting of the existing converted farmstead buildings.

The validity of the reserved matters application and its consistency with the outline planning permission has been carefully considered and it is concluded that the proposal accords with the indicative principles and conditions approved as part of the outline planning permission.

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

RECOMMENDATION:

Planning permission be granted for the development subject to the following Conditions and Reasons why they have been imposed:

1. The development hereby permitted shall be carried out and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below;
Approved Drawings:- [ADD]

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

2. Within three months of the commencement of development, including site works, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the local planning authority:
 - i) the treatment proposed for all ground surfaces, including hard areas;
 - ii) full details of tree planting;
 - iii) planting schedules, noting the species, sizes, numbers and densities of plants;
 - iv) finished levels or contours;
 - v) any structures to be erected or constructed (including areas for bin storage)
 - vi) functional services above and below ground; and
 - vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with policy CS2 and CS13

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

REASON: To make sure that the appearance of the completed development is satisfactory, to mitigate the impacts on biodiversity and to help assimilate the development into its surroundings in accordance with Policy CS2 and CS13 of the Core Strategy.

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

completed prior to the occupation of any dwelling and maintained thereafter in the approved form.

REASON: To ensure the satisfactory appearance of the development and to protect the amenity of existing and future residents in accordance with policy CS2

5. The development hereby permitted shall be carried out in full accordance with recommendations contained within the approved ecological mitigation strategy and all measures shall be complete prior to the buildings being brought into use.

REASON: To mitigate the impacts of the development on protected species and their habitats in accordance with policy CS13 and G2.

6. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing 3371-025 Rev A have been implemented in full. Visibility splays once provided shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

7. No part of the development hereby permitted shall be occupied until such time as 2.0/2.0 metre by 2.0/2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2019).

8. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

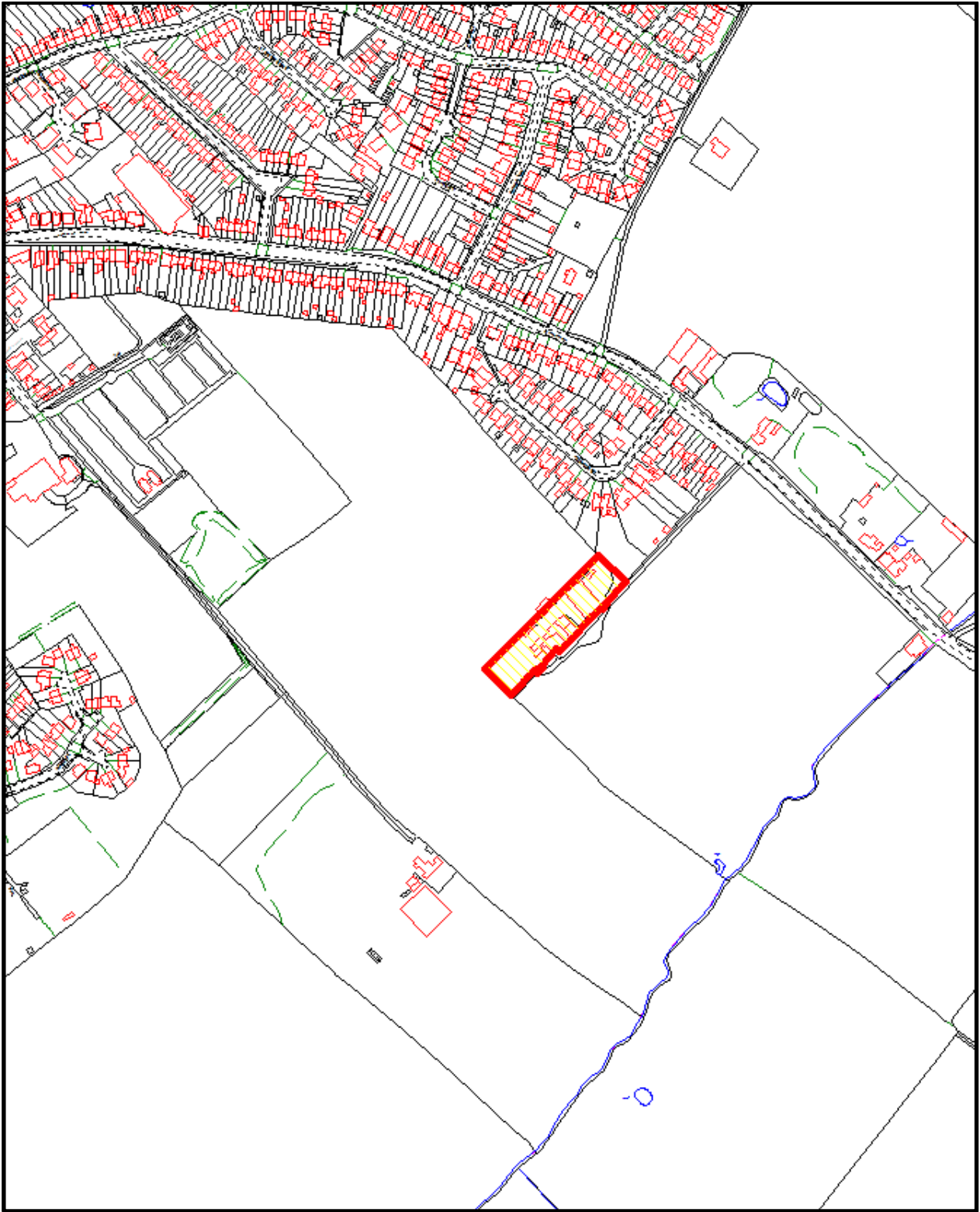
9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing

number 3371-003. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

The following advice notes will be attached to a decision

- 1 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and, therefore, no harm would arise such as to warrant refusal of planning permission.
2. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
3. You are reminded that the development remains subject to the conditions imposed on outline planning permission P/17/1578/2. You must ensure that pre-commencement conditions are discharge prior to commencing the development and that all conditions are complied with.



Item No. 2

Application Reference Number P/20/0109/2

Application Type: Full **Date Valid:** 06/05/2020
Applicant: ORE Operations Ltd
Proposal: Change of use of residential institution (use class C2) to assisted living home (use class Sui Generis) including rear extensions and associated parking & landscaping scheme.
Location: 38 Charnwood Road
Shepshed
Leicestershire
LE12 9QF
Parish: Shepshed **Ward:** Shepshed West
Case Officer: Wendy Lewis **Tel No:** 01509 632545

This application has been referred to the Plans Committee in accordance with the Council's Scheme of Delegation embedded within Section 8.2 of the Consultation following a 'Call-in' request from the Ward Councillor, Councillor Popley. The concerns raised by the Councillor relate to:

1. Potential detriment to the traffic issues along a main road, which is used for access to a supermarket and other main provisions in the community, along with several residential properties. This will also potentially be heightened with new proposed parking layouts to the building.
2. Concerned with some aspects of the proposed design changes to the property, namely the rear extension.

Description of the Site

This application relates to 38 Charnwood Road, Shepshed which is a part 3-storey, part 2-storey building that is currently vacant but was last used as a nursing home for the elderly. It is situated immediately to the south of Shepshed District Centre and lies within the Limits to Development. The building has hardstanding to the front and is accessed from Charnwood Road. The car parking to side and rear are accessed to the north of the site. This access also provides access to Shepshed Bowling Club and TDS Contracting Ltd, a Joinery Manufacturing Business.

Surrounding land uses are as follows:

Boundary	Adjacent land use
North	Access road that leads to TDS Contracting Ltd and Shepshed Bowling Club, with properties that front Shepshed Road on the other side of that access. These are largely commercial premises in the ground floor with some residential uses on the floors above
South	Residential flats and dwellings in Lacey Court
East	Shepshed Bowling Club with Bowling Green, clubhouse and car parking
West	Shepshed Road with detached residential dwellings opposite at 35 and 37 Shepshed Road, with access to car park for Asda supermarket to the north-west

Description of the Application

Planning permission is sought for the change of use of the existing property from a residential institution (use class: C2) to an assisted living home (use class: Sui Generis) including rear extensions and associated parking and landscaping. Additional information was received in June 2020 in the form of a Planning Statement and a Statement of Assisted Living which provides detail of the proposed use. The facility will provide a stepping stone between institutional care and mainstream housing and would provide the support required to live independently.

The existing building had been used as a nursing Home for 25 residents until February 2020. The applicant wishes to change the use of the building to an assisted living home. This would be for 27 residents with 27 assisted living studio units together with associated communal facilities including a lounge, kitchen and dining room, laundry room and communal garden.

The applicant has advised that the assisted living model has been developed to deliver specialist housing. As the applicant describes, it would “provide an innovative solution for vulnerable groups aged between 18 and 65 currently and historically living in institutional care, which enhances the quality of life for people with complex care requirements, whilst giving them the opportunity to live within their chosen community safely, securely and sustainably.” It provides a transition between institutional care and mainstream housing, and will cater for those who have lived in institutional environments, providing a stepping stone between institutional and community living. The model provides support for those no longer requiring institutional care, but who still require care and support in everyday life, giving them the opportunity to live independently whilst giving them support and personalised care when needed.

Each studio measures at least 20 sqm and will contain a bedsitting room with a small kitchenette which itself contains a sink, small hob and fridge. The units are complemented by a range of shared communal areas including a fully equipped kitchen, dining areas, lounges, laundry facilities, and office space for meeting with individual residents. At 20 sqm each these units are considerably smaller than the national spaces standard for a one-bedroomed unit. The minimum gross internal area for a studio apartment in the Ministry of Housing, Communities and Local Government’s Technical Housing Standard is 37 sqm. The reduced size of the studios within the assisted living home is the result of its specific use and it should be recognised residents have access to the large communal areas outlined above.

Twenty-four-hour individual care will not be provided for the residents although the amount of individual care provided for each resident will vary according to their individual need. The basic level of support will relate to life skills such as paying bills, receiving benefits, accessing services, personal care and establishing new social networks. Approximately 90 hours care per week could be provided. There would be no staff living at the facility and no live-in accommodation is included in the proposal. The exact staffing model will depend on the care packages for the residents, although it is anticipated that there will be staff on site at all times during the day.

The application also includes a 3-storey extension that is located at the eastern end of the site to the rear of the site that backs onto the site of Shepshed Bowling Club. The proposed extension is similar to that which was approved in 2009 (app P/09/1251/2 refers) although the top floor of this was never built. The extension will replace the existing 2-storey extension and has the same footprint.

The proposal includes 8 car parking spaces to be located to the front and side of the property and secure cycle storage to be provided towards the front of the site. Bin storage will remain in its current position at the rear of the site.

The following documents accompany the application:

- Application Form
- Statement of Assisted Living
- Planning Statement
- Transport Statement
- Design and Access Statement
- Counsel opinion from Richard Harwood QC confirming the proposed use as 'Sui Generis'
- Statement of Assisted Living
- Plans and drawings:
 - 586/01 - Location Plan
 - 586/EX-01 Rev C Existing Plans
 - 586/EX-02 Rev B Existing Elevations
 - 586/EX-03 Rev A Existing Elevations and Sections
 - 586/EX-04 Rev B Existing Site Plan with Ground Floor Plan
 - 586/EX-05 Rev B Existing Site Plan with Lower Ground Floor Plan
 - 586/PR-01 Rev E Proposed Plans
 - 586/PR-02 Rev B Proposed Elevations
 - 586/PR-03 Rev A Proposed Elevations and Sections
 - 586/PR-04 Rev B Proposed Site Plan with Ground Floor Plan
 - 586/PR-05 Rev B Proposed Site Plan with Lower Ground Floor Plan
 - 586/DM-01 Rev C Demolition Plans
 - 586/DM-02 Rev B Demolition Elevations and Sections
 - 586/DM-03 Rev A Demolition Elevations and Sections

Development Plan Policies

Charnwood Local Plan Core Strategy 2011-2028 (adopted 9 November 2015)

The following policies are relevant to this application:

Policy CS1: Development Strategy – this policy sets the spatial strategy for sustainable growth with new housing and employment being primarily focussed on the towns such as Loughborough and Shepshed and the Leicester Urban Area.

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

Policy CS3: Strategic Housing Needs - seeks to manage the delivery of the Borough's housing need and ensure a good mix of house types, tenures and size of properties, having regard to identified housing needs and the character of the area.

Policy CS8: Regeneration of Shepshed – development will be supported that, amongst other things, makes a contribution to the regeneration of Shepshed by contributing to the viability and vitality of the town.

Policy CS9: Town Centres and Shops - development will be supported that makes a significant contribution to the regeneration of Shepshed by 2028 by, inter alia, supporting development that directly contributes to the regeneration of Shepshed. The town is the Council's priority location after Loughborough town centre.

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 (adopted 12 January 2004) (saved policies)

The saved policies relevant to this proposal include:

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 for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality.

Policy TR/18 – Parking provision in new development - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off-street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Material considerations

National Planning Policy Framework (NPPF)

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para. 2). The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (para.7), fulfilling an economic, a social and an environmental role (para.8). At the heart of the Framework is a presumption in favour of sustainable development. It recognises that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The NPPF states that the government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development (para.124). Planning decisions should not attempt to impose architectural styles or tastes but should seek to reinforce local distinctiveness (para.127). The planning and development process should create high quality buildings and places, and the Framework requires planning decisions should, inter alia, ensure that developments are visually attractive as a result of good architecture and layout, are sympathetic to local character and history and maintain a strong sense of place through use of materials, and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity of existing and future users. 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 (para.130).

In considering development proposals, it should be ensured that safe and suitable access to the site can be achieved for all users. Development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (para. 109).

National Planning Practice Guidance

The PPG is a web-based resource that is continually updated. This document provides additional guidance to ensure the effective implementation of the planning policy set out in the NPPF.

Housing and Economic Development Needs Assessment (January 2017)

The Housing and Economic Development Needs Assessment (HEDNA) was commissioned by the Leicestershire local authorities and the Local Enterprise Partnership to assess future housing needs and the scale of future economic growth. The study 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 will also form part of the evidence base for Local Plans.

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.

The HEDNA looks at the overall need for housing and specific segments within the general housing need such as affordable homes and Starter Homes. It also considers the needs of the population including people with a long-term health problem or disability (LTHPD). It outlines that across the Housing Market Area there are 25% of households which contain someone with the LTHPD. The document estimates that there will be a 36% increase in numbers of people with a LTHPD to 2031 and a 46% increase to 2036. There will therefore be likely to be a general increase in the numbers of the population with a long-term health problem or disability.

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, creating well-designed places that are beautiful, enduring and successful.

Supplementary Planning Document on Design (2020)

This document seeks to encourage, promote and inspire higher design standards in new development. It also provides advice about the way planning applications for house extensions will be assessed. This includes guidance on the design and appearance of extensions and their impact on the enjoyment of neighbouring properties.

Leicestershire Highways Design Guide

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

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

Relevant Planning History

Ref.	Description	Decision	Date
P/88/1522/2	Change of use from dwelling and antique showroom to nursing home and residential car home for the elderly	Conditional Approval	21.07.1988
P/89/0917/2	Conversion and 2-storey extension to rear of former antiques shop dwelling to form 22 bedroom rest home for the elderly	Conditional Approval	20.07.1989
P/01/2518/2	Single storey extension to side and conservatory to rear of nursing home	Refused	30.05.2002
P/02/3231/2	Single storey extension to side of nursing home (revised scheme planning refusal P/01/2518/2)	Conditional Approval	02.12.2002
P/03/2065/2	Two storey extension to rear of nursing home	Conditional Approval	02.09.2003
P/09/0068/2	Erection of a three-storey extension to rear to form 9 bedrooms	Refused	31.03.2009
P/09/1251/2	Erection of first floor single storey extension to rear	Conditional Approval	16.09.2009

Responses of Consultees

Leicestershire County Council Highway Authority - Advise that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to conditions.

Leicestershire County Council Developer Contributions – Requested S106 contributions including for Education and Libraries.

Shepshed Town Council - Having considered this planning application, Shepshed Town Council wishes to reserve the right for a member of Shepshed Town Council to speak at the planning meeting. They did not raise any concerns relating to the application in their written correspondence on the application.

Other Comments Received

Letters have been received from 32 Charnwood Road and Shepshed Bowls Club in respect of land ownership and the drawing of the red line boundary around the application site, however these are considered to be private legal ownership matters relating to the access that are not material planning considerations in the determination of this application.

A letter was received from residents at 28, 28A and 30 Charnwood Road which makes the following points:

- Concern about the design of the extension to a Historical Listed Building which is considered to be poor quality
- Concern that the extension will have an overbearing impact on neighbouring properties and that the form and scale of the development will be likely to significantly reduce the amount of daylight/sunlight to the habitable rooms/gardens of neighbouring properties.
- Concern about drainage/sewage since this has been a regular issue. They highlight Severn Trent have investigated the problem but it is still unresolved.
- Concerns the proposal will increase flooding in the area
- Concerns are raised about the potential for odour as a result of the proposed use and state that sufficient refuse collection should be secured.
- Concerns regarding the traffic implications from the proposed use and its impact roadside safety
- Concerns are raised regarding noise, vibrations and movement caused during construction.

The comments received also raised some non-planning matters which are summarised below;

- The proposal should ensure that no physical or structural damage will be inflicted on neighbouring properties due to development.
- Questioning if at any point there will be obstruction of driveways, access to businesses and Bowls Club entrance?

Consideration of the Planning Issues

The key issues in considering this application are considered to be:

- Principle of Development
- Impact on Street Scene
- Impact on residential amenity
- Highway safety and traffic implications

Principle of Development

The site is located within the Limits to Development of Shepshed. The existing building has a lawful planning use as a nursing/care home (Use class C2) and was last occupied as a 25 bed nursing home for the elderly. The nursing home comprised 19 single rooms and 3 shared bedrooms.

Policy CS1 of the Charnwood Core Strategy outlines the development strategy for the Borough and points new development in the first instance towards the edge of Leicester, Loughborough and Shepshed. The proposal relates to the re-use of an existing building. The proposal will help to meet specialist housing need for a vulnerable group of people helping to extend the housing mix within the Borough in accordance with Policy CS3 and will assist meeting the needs of the increasing numbers of the population with a long term health problem or disability that has been identified by the HEDNA report. In particular the facility will provide intermediate housing between institutional care and mainstream housing in order to provide the support required to help them learn to live independently. The proposal provides 27 assisted living studio units together with associated communal facilities including a lounge, kitchen and dining room, laundry room and communal garden.

The building is located in a sustainable location to the south of the centre of Shepshed within walking distance of services and facilities. The proposal accords with policies that look to support the vitality and viability of the District Centre and its regeneration. In particular the proposal will enable the re-use of a vacant building and contribute to the local economy.

The proposal will continue the use of the building for the provision of care facilities, albeit that the use will change from a nursing home to specialist assisted living. The site lies within the Limits of Development of Shepshed and would be acceptable in principle in accordance with the relevant provisions of Policy CS1 of the Charnwood Local Plan (Core Strategy) and “saved” Policy ST/2 of the Charnwood Local Plan 2004. In principle then the development of an assisted living home within the site is considered to be acceptable provided that it meets criteria in terms of design, will not unacceptably harm the amenities of neighbouring dwellings, and will not result in an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Impact on Character and Appearance of the Street Scene

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan 2004 relate to Design and are supported by the Council’s SPD and reflect guidance contained within the National Planning Policy Framework and the National Design Guide. They require that new development should be in context within its surroundings and should achieve a high standard of design.

The frontage of the existing building at 38 Charnwood Road is a prominent building that has a mock Tudor appearance. The building is not Listed or within a Conservation Area. The development when viewed on its northern side has an interesting but jumbled mixture of design styles and heights. The proposed extension has a similar footprint and massing to that approved in 2009. The existing building runs up to the rear boundary adjacent to the Shepshed Bowls Club but has a rear element that has a roof hip that is lower than the part of the building to the front, and is 2-storey with an undercroft for parking at ground floor level. The proposal seeks to demolish the existing 2-storey extension and add an additional floor thus replacing the existing extension with a 3-storey extension which has similar dimensions to that approved in 2009 although it was never built. The proposed extension continues the hipped roof to the rear, its design is subservient to the front gable and its shape echoes the previously approved extension. The extension will be contemporary, coated with a white render to match the remainder of the building and will have aluminium faced windows to provide a modern extension that retains the massing and proportion of the existing building. The design evolves as it transitions towards the rear where the composition of the extension takes on a more contemporary architectural language more appropriate for the 21st century. The white render proposed for the extension reflects the mock Tudor nature of the frontage.

It is considered that the proposed design, for the reasons set out above, reflects the surrounding street scene which includes older buildings that have rendered elevations as well as the modern supermarket opposite. It would also be in keeping with the design, mass and scale of the existing building

It is therefore considered that the proposal will be in keeping with the character and appearance of the dwelling and its locality and will comply with saved Policy EV/1 of the Borough of Charnwood Local Plan (adopted 12th January 2004), Policy CS 2 of the Charnwood Local Plan Core Strategy 2011 - 2028, the Council's SPD on Design, the national guidance given in the National Planning Policy Framework and the National Design Guide.

Impact on Residential Amenity

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan 2004 require that new developments should protect the amenity of people who live or work nearby. The Council's adopted design guidance explains how elements of this are assessed.

The rear extension neighbours dwellings in Lacey Court, where there are 2-storey flats in a courtyard development. These have semi-public front gardens and small private rear gardens. Those nearest to the development side onto the site. The rear extension has an easterly orientation so that there will be no significant loss of natural sunlight to the dwellings in Lacey Court. The nearest dwelling is at 16 Lacey Court which has a side elevation 10m from the proposed rear extension, and it is important to note that that there are no windows in this side elevation of this property.

To the north of the site are 2- and 3-storey properties fronting Charnwood Road, which are predominantly commercial properties although there is residential use of some of the upper floors. The rear elevations of the properties at 26-30 Charnwood Road are at least 20m from the proposed extension whilst it is recognised this is marginally below the recommended

21m (Design Supplementary Planning Document) it is important to remember this is guidance only, and given the nature of the site and the proposal, it is considered the extension is unlikely to result in a significant over bearing impact on these properties. It is therefore considered on balance that the proposal will not have an overbearing impact on these residences or lead to loss of light and privacy harmful to their amenity.

It is important to recognise that the current use is as a care/ nursing home (Use class C2) and the proposed use is also for a residential care provision. The information submitted with the application clearly demonstrates who is proposed to occupy the property and how the property is intended to operate. Should planning permission be granted a condition could be attached requiring the property to operate only in accordance with the submitted details. The proposed use would fall within a sui generis use and therefore should the operation of the property be significantly altered from how it is proposed a further planning application would be required. These safeguards would ensure that the use remains compatible with nearby residents and businesses.

It should be recognised that given the occupiers of the proposed use, there is likely to be more activity with regards to residents arriving and leaving the premises to access facilities within the locality, services, employment etc. However, given that the proposed use will remain as a care facility and the resident numbers, it is not considered that the proposal would not result in any significant increase in noise and disturbance which would warrant the refusal of planning permission.

For the reasons set out above, it is not considered that the proposed new use will have any significant impact on the residential amenities of local residents by reason of noise and disturbance above that of the current use. In addition, as outlined above the proposed extension would not result in an unacceptable impact on neighbouring amenity. It is considered that the proposal complies with Policy CS 2 of the Charnwood Local Plan Core Strategy 2011 – 2028, saved Policy EV/1 of the Borough of Charnwood Local Plan (adopted 12th January 2004), , the Council's SPD on Design, the national guidance given in the National Planning Policy Framework and the National Design Guide.

Members also need to consider the amenity of future occupiers of the premises. Each studio measures at least 20 sq m and will contain a bedsitting room with a small kitchenette which itself contains a sink, small hob and fridge. The units are complemented by a range of shared communal areas including a fully equipped kitchen, dining areas, lounges, laundry facilities, and office space for meeting with individual residents. At 20 sq m (minimum) these units are smaller than the national spaces standard for a one-bedroomed dwelling (Communities and Local Government's Technical Housing Standard). However, it is important to recognise these are not independent C3 units and the studios are within an assisted living home where residents have access to the large communal areas as outlined above. Given the use of the building, and communal facilities available it is considered the proposal would offer an acceptable level of amenity for future occupiers and as such the proposal would comply with Policy CS 2 of the Charnwood Local Plan Core Strategy 2011 – 2028, saved Policy EV/1 of the Borough of Charnwood Local Plan (adopted 12th January 2004), the Council's SPD on Design, the national guidance given in the National Planning Policy Framework.

Impact on the highway

Policy TR/18 requires that sufficient car parking be made available at a property whilst paragraph 109 of the National Planning Policy Framework states that new 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. It goes on to state that in order to refuse a planning application on highway safety grounds it must be demonstrated that there is severe harm caused by the proposal.

The proposed development has 8 car parking spaces which are located to the front and side of the property. Three of these are located immediately to the front of the building with access from the junction with Charnwood Road and the access road that runs past the site and leads to an employment premises and Shepshed Bowling Club at the rear. The remaining five spaces are located to the north of the building. No spaces have been lost as a result of the proposal with the proposal having the same number of staff/ visitor parking spaces as existing. Cycle parking will be secure with space for 8 bicycles for the use of residents, visitors and carers being provided towards the front of the site.

The site is within the urban area near the centre of Shepshed so that services and facilities are easily accessible by walking or public transport with the nearest bus stop being within 400m of the site and the bus service providing frequent trips to Leicester and Loughborough. The proposed assisted living use will have a similar staffing requirement to the existing nursing home. The Transport Statement submitted with the application advises that due to the nature of the development it is likely that residents will not own cars and therefore will not require car parking spaces.

The local highway authority, Leicestershire County Council, has been consulted on the highway aspects of the proposal and has advised that in its view the impacts of the development on highway safety would not be unacceptable and when considered with other developments. It notes that “access to the site will be from Charnwood Road which is a classified C road subject to 30mph speed limit and is satisfied that the existing access arrangements can suitably and safely accommodate the proposal.”

It is considered that the proposal will have an acceptable amount of car parking with the existing 8 spaces being retained. The development is unlikely to generate significant impacts on the transport network compared to the existing use and as a result will not result in harm to highway safety or the road network. The proposal therefore accords with saved Policy TR/18 of the 2004 Charnwood Local Plan and does not conflict with para 109 of the NPPF.

Other

A range of comments were received from local residents in respect of the application, each of which are considered below.

The building is not a Listed Building and it is not within the Conservation Area, nor are there any listed buildings which this application is considered to affect. Consequently, the proposal is not considered to have an impact on any heritage asset.

Concerns have been raised about the drainage/ sewage as a result of the proposed use. The proposal does not relate to a new building and will not involve any significant new connections into the foul sewer. Severn Trent is responsible for drainage network and any

existing issues. Any new drainage in relation to this proposed use would also require Building Regulation approval.

Bin storage and odours have been raised as concerns. There is existing bin storage at the rear of the site and the current situation will be unaltered following the reuse of this building. The bin facility is considered appropriate in planning terms. If in the future any issues were to occur with regards to bin storage and odours these could be dealt with under Environmental Health legislation.

The site is located within Flood Zone 1 where there is less than 1 in 1,000 annual probability of river flooding. The development is therefore considered acceptable in Flooding risk terms.

Finally, concerns have been received in respect of noise, vibrations and movement caused during construction. Such issues would only be temporary whilst the building is being refurbished and the extension is being constructed. Current government guidance during the pandemic is that local planning authorities should not be restricting constructing work. In addition, any significant disturbance may fall within Environmental Health legislation.

For the reasons set out above these concerns are therefore not considered to be issues that would warrant the refusal of this application.

Leicestershire County Council Developer Contributions requested financial contributions under S106 of the Town and Country Planning Act 1990 including for Education and Libraries. They were consulted on the application at the start of the consultation process because it was thought that the proposal was going to result in studio units that would be capable of being used as flats on the open market (C3 use). However, the applicant has confirmed that the proposed units are related to a care facility and would not be for general family use. As such it is not considered that financial contributions could be justified or be CIL complaint under the relevant legislation.

Conclusion

In conclusion, for the reasons set out above it is considered that the proposal would be acceptable in principle and accords with the relevant Development Plan Policies. The proposal would provide specialist housing that would assist in creating a sustainable inclusive and mixed community and it is considered this provision would offset the loss of the nursing facility in the planning balance. The proposal is not considered to have a harmful impact on the character and appearance of the street scene and would have an acceptable impact on the amenities of the residents of neighbouring dwellings and commercial buildings. In addition, it is considered the proposal would not have any unacceptable impact on highway safety. Accordingly, the proposal accords with planning policy both at national and District level – in particular Policies CS1, CS2, CS3 and CS25 of the Charnwood Local Plan 2011 - 2028 Core Strategy, saved policies EV/1 and TR/18 of the Borough of Charnwood Local Plan (adopted 12th January 2004), the Council's SPD on Design, and the national guidance given in the National Planning Policy Framework and the National Design Guide. It is therefore recommended that the application be approved.

RECOMMENDATION

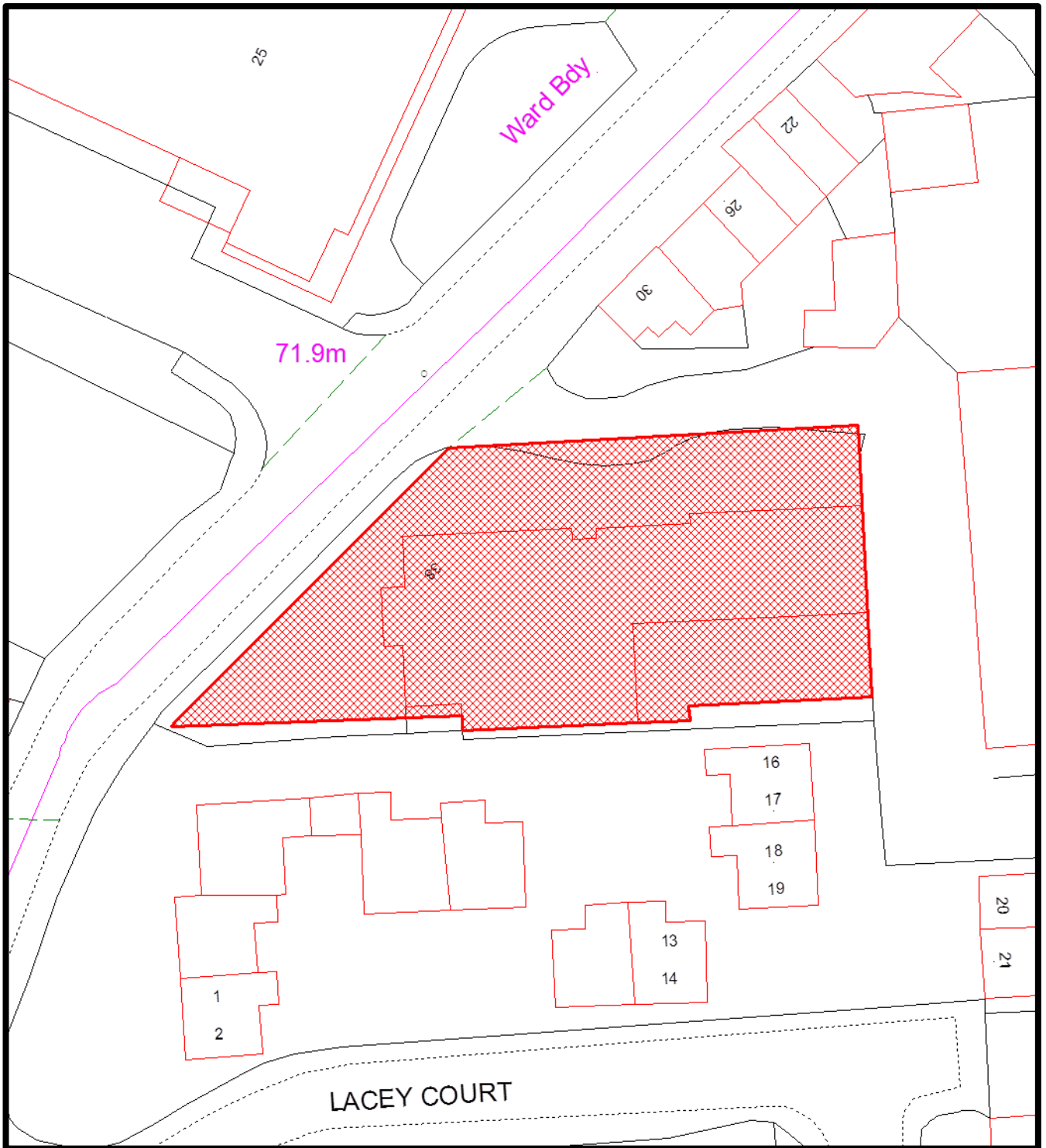
That planning permission be granted subject to the following conditions:

1.	<p>The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.</p> <p>REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.</p> <p>REASON: To ensure the satisfactory appearance of the completed development.</p>
3.	<p>This planning permission conveys approval for the use of the premises for assisted living purposes only as described in the submitted Statement of Assisted Living (Oculus Supported Living January 2020) and for no other purpose without a specific grant of planning permission.</p> <p>REASON: For the avoidance of doubt and to enable the Local Planning Authority to be able to assess alternative uses and to ensure that the use remains compatible with the locality.</p>
4.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: Drg ref 586/01 - Location Plan rec'd 20th Feb 2020 586/PR-01 Rev E Proposed Plans rec'd 20th Feb 2020 586/PR-02 Rev B Proposed Elevations rec'd 20th Feb 2020 586/PR-03 Rev A Proposed Elevations and Sections rec'd 20th Feb 2020 586/PR-04 Rev B Proposed Site Plan with Ground Floor Plan rec'd 20th Feb 2020 586/PR-05 Rev B Proposed Site Plan with Lower Ground Floor Plan rec'd 20th Feb 2020.</p> <p>REASON: To define the terms of the planning permission.</p>
5.	<p>Prior to the occupation of the extension hereby approved the eight parking spaces indicated on the site layout plan shall be laid out, hard surfaced, and the spaces made available for use. Those areas shall not thereafter be used for any purpose other than the parking of vehicles and for servicing.</p> <p>REASON: To ensure that adequate off-street parking is provided and maintained, in the interests of road safety.</p>
6.	<p>No use or occupation of the building shall begin until provision has been made within the application site for the parking of cycles, under cover and secure, in accordance with the details shown on the site layout plan. The provision for cycles shall thereafter not be used for any other purpose.</p> <p>REASON: To encourage the use of bicycles as an alternative to the car.</p>

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The Following Advice notes will be attached to the decision

1.	Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
	Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
	DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3 and CS25 of the Charnwood Local Plan 2011-2028 and saved Policies ST/2, EV/1 and TR/18 of the Borough of Charnwood Local Plan (adopted 12th January 2004) have been taken into account in the determination of this application. The proposed development complies with the requirements of these Development Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.



Item No. 3

Application Reference Number P/19/2430/2

Application Type:	Full	Date Valid:	11/12/2019
Applicant:	Charnwood Borough Council		
Proposal:	Change of use of land to cemetery with associated access, infrastructure, parking and landscaping and relocation of existing Multi Use Games Area, (Muga), including reconfiguration of existing car park for sports ground.		
Location:	Land adjacent to Nanpantan Sports Ground, Watermead lane, Nanpantan, Loughborough, Leicestershire LE11 3PD		
Parish:	Loughborough	Ward:	Loughborough Outwoods
Case Officer:	Karen Brightman	Tel No:	07864603389

This application is brought before plans committee because it is a major application and the applicant is Charnwood Borough Council.

Description of the Application site

The site consists of an area of approximately 4 hectares located to the south of Watermead Lane. It is the westernmost of a group three arable fields which form a wider site proposed for cemetery use. The other two fields are reserved for future extensions to the cemetery, (should this application be successful). This would need to be subject to future planning applications.

The land is enclosed by field hedges to the west, south and east with open land beyond. To the north lies a complex of sports pitches, tennis courts, a multi-use games area, (MUGA), and a bowling green; all with associated parking and facilities. A public right of way, (FPK58/2) runs along the northern boundary of the site from east to west and there is a byway which runs north/south along part of the western boundary of the site. The byway links to a second east/west public right of way, (FPK581/1), and joins the two routes together. The Public Access Plan accompanying the application shows these routes.

The majority of the site itself is currently in agricultural use and predominantly grade 3a which is classed as good quality agricultural land. There is a small triangular area of vegetation at the northern eastern boundary of the site which is identified, within the tree survey, as a group of young sycamore and willow, (G15) with landscape value. A mature mixed species hedge, (H9), runs along the sites eastern boundary and there are 4 mature oak trees located at intervals along the western boundary. There are young Lime trees and a mature Oak located along the existing access and western edge of the car park. All of these are proposed for retention. A group of young trees and shrubs, (G16), to the west of the football pitch, are the only landscape features proposed for removal because they prevent the new access road being constructed.

Description of the Proposal

The application is for a new cemetery with associated access, parking and landscaping. It also includes the relocation of an existing MUGA, to allow reconfiguration of the existing car park for the sports ground, so that a new access road to the cemetery can be installed. It includes the following elements:

- 5,278 Burial spaces (including for cremated remains)
- A 40 space car park with 6 additional disabled spaces and 6 electric vehicle charge points
- Cycle parking
- Access roads and footpaths
- A new memorial garden
- Habitat creation including woodland and natural ponds
- Natural burial areas
- A Sud's detention basin
- Bins and water points
- Relocation and replacement of the existing MUGA
- Changes to the car parking layout for the sports complex
- A new access road

Access to the site is proposed through the existing sports facility car park by way of an extended access road which runs directly to the cemetery. As this results in the loss of parking spaces within this car park it is proposed that additional spaces are created where the MUGA is currently and that the MUGA facility is relocated adjacent to the bowling green. The number of parking spaces within the sports centre car park would be increased from 123 to 146 spaces, including 6 accessible spaces. The replacement MUGA would be smaller but of better quality and within acceptable guidelines for usability.

Parking for the site itself is located in the north west corner and comprises 40 standard spaces, 6 disabled spaces and provision for cycles. Bollards prevent vehicular access through to the burial areas other than by hearses.

Pedestrian access is proposed via the existing footpath and then via a new footway.

Within the site emphasis has been placed on natural landscaping with ponds, planting and wooded areas to boost biodiversity and soften the use.

The application includes the following supporting documents & plans:

- Application form
- Tree survey
- Ownership Plan
- Topographical surveys (north, south, main access and car park, access road)
- Sequential Test of alternative site options

- T2 Groundwater Assessment
- Flood Risk Assessment (June 2020)
- Preliminary Ecological appraisal Brief's (including for access road)
- Biodiversity Audit Report
- Archaeological Assessment
- Agricultural Land Classification report
- Landscape and Visual Appraisal
- Design & Access Statement
- Planning & Need Assessment
- Transport assessment & addendum

It includes the following **illustrative** plans:

- Indicative masterplan

It seeks approval of the following plans:

- Site location Plan – red line
- General layout Revision 02
- Proposed Access Roadway
- Proposed Access Roadway and Car Park
- Drainage Layout Plan
- Planting Plan
- Planting Schedules
- Public Access Plan
- Football Pitch Plan
- Utilities Plan
- Sports Facility Plan
- Relocated MUGA Details

Development Plan Policies

The Development Plan for Charnwood currently consists of the Charnwood Local Plan Core Strategy 2006-2028, Saved Policies of the Borough of Charnwood Local Plan (2004), the Leicestershire Minerals Core Strategy and Development Control Policies Document (2009), and the Leicestershire Waste Core Strategy and Development Control Policies document (2009).

Charnwood Local Plan Core Strategy (adopted 9 November 2015) – Policies relevant to these reserved matters

Policy CS1 – Development Strategy – This policy seeks to focus growth in areas such as Loughborough which will create demand for infrastructure such as cemeteries.

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height,

landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS7 – Regeneration of Loughborough – seeks to regenerate the town by providing new growth and infrastructure and create green infrastructure

Policy CS 11 Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS12 – Green Infrastructure – seeks to protect and enhance urban fringe areas and

Policy CS13 - Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and expects development proposals to consider and take account of the impacts on biodiversity and geodiversity, particularly with regard to recognised features.

Policy CS14 – Heritage – seeks to protect heritage assets which include archaeology.

Policy CS15 – Open Spaces, Sports and Recreation – sets out how strategic open space needs are to be met and seeks to protect existing resources.

Policy CS16 - Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS17 – Sustainable Travel – seeks to ensure major developments are served by transport choice and that they provide safe routes and streets.

Policy CS18 – The Local and Strategic Road network – supports sustainable travel and network improvements

Policy CS 24 Delivering Infrastructure – is concerned with ensuring development is served by essential infrastructure. As part of this it seeks to relate the type, amount and timing of infrastructure to the scale of development, viability and impact on the surrounding area.

Policy CS25 Presumption in favour of sustainable development - echoes the sentiments of the National Planning Policy Framework in terms of sustainable development.

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

Where they have not been superseded by Core Strategy policies previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant ones are:

Policy ST/2 – Limits to development – defines built areas where development is generally supported.

Policy CT/1 – General principles for areas of Countryside... - sets out principles for development outside the limits defined by ST/2

Policy CT/2 – Development in the Countryside – sets out that development acceptable under the terms of CT/1 should not be harmful to the character and appearance of the countryside.

Policy EV/1 Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments 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.

Other material considerations & legislation

The National Planning Policy Framework (NPPF 2019)

The NPPF sets out the government's view of what sustainable development means in practice for the planning system. It is a material consideration in planning decisions and contains a presumption in favour of sustainable development. For planning decisions this means approving proposals that comply with an up to date development plan without delay. If the Development Plan is silent or policies most relevant to determining the application are out of date permission should be granted unless protective policies within the NPPF give a clear reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

The NPPF policy guidance of **particular relevance** to this proposal includes:

Section 8: Promoting healthy and safe communities

Planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs. Paragraph 92 states that planning decisions should plan positively for the provision of shared spaces and community facilities.

Section 9: Promoting Sustainable Transport

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The role of design review arrangements that assess, support and ensure high standards of design are recognised (paragraph 129) and the NPPF notes that great weight should be given to innovative designs which help raise the standard of design (paragraph 131) and that poor design should be refused (paragraph 130).

Planning Practice Guidance

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

Leading in Design Supplementary Planning Document (January 2020)

This document encourages and provides guidance on achieving high quality design in new development.

National Design Guide

This document sets out advice relating to the 10 characteristics that give a place its physical character, create community and influence climate. These characteristics are context, identity, built form, movement, nature, public spaces, uses, homes & buildings, resources and lifespan. For each characteristic advice is offered along with good practice examples and suggestions for the future.

Emerging Local Plan

The site is allocated as new burial space within this emerging plan.

Leicestershire Highways Design Guide

The Leicestershire Highways Design Guide deals with highways and transportation infrastructure for new developments. It replaces the former 6C's Guidance.

Leicestershire County Council Local Transport Plan (LTP)

This sets out Leicestershire County council's strategy for delivering improvement to accessibility, connectivity and for promoting social inclusion and equality.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

The current proposal does not fall within schedule one of these regulations, but it does fall within schedule 2, (over one hectare of land used for urban development excluding dwellings). This means that it stands to be screened to establish whether an environmental Impact assessment should be submitted. In this instance an assessment of the proposal against the appropriate environmental topics does not suggest that there would be any unusual or significant environmental impacts which require an Environmental Impact Assessment to be submitted.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

Conservation of Habitat and Species Regulations 2010 (as amended)

These Regulations contain certain prohibitions against activities affecting European Protected Species, such as bats.

The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Protection of Badgers Act 1992

Badgers are not European Protected Species but are subject to protection under the above Act. This Act includes various offences, including wilfully killing, injuring or taking a badger or deliberately damaging a badger sett. A license is required from Natural England where development proposals may interfere with badger setts.

The Town and Country Planning (general Permitted development) (Coronavirus) (England) (Amendment) Order 2020

This legislation confers temporary permitted development rights to Local Authorities to carry out development to prevent, control, reduce, mitigate or take action relating to emergencies on land which they hold an interest in.

Responses of Consultees

The table below sets out a summary of the responses that have been received from statutory consultees with regard to the application. Please note that these can be read in full on the Council's website www.charnwood.gov.uk

Consultee	Response
Leicestershire Lead Local Flood Authority	Does not object to the application as the submitted drainage layout has been revised and is now acceptable. A condition requiring a surface water drainage scheme is recommended.
Sport England	Following amendments to the scheme, including the relocation of the MUGA within the site Sport England no longer raises an objection to the proposal. It suggests a condition is attached seeking availability of the replacement MUGA before the existing one is closed.
Environment Agency	Has reviewed the T2 Groundwater risk assessment and has no objection on either flood risk grounds or due to groundwater contamination.
Environmental Health	Has no objection
Leicestershire County Council - Highways	Does not consider that there would be unacceptable impacts on the highway which could be considered to be severe. It recommends conditions to secure the parking and access facilities at an appropriate time, to protect nearby rights of way and to ensure that the parking and access areas are appropriately managed.

Other Comments Received

12 letters of objection have been received from residents of Ralph Close in relation to the relocated MUGA. These objections can be read in full at www.charnwood.gov.uk but in summary they cover the following points:

- Proximity of MUGA to houses increasing noise, particularly from balls against the metal fencing
- Access by hearses being witnessed by children
- Encouragement of further anti social behaviour in the car park unless is barrier controlled at night
- Light Pollution
- Risk of damage to bowls club

- Access is too narrow near to nursery and this combined with parking and a blind bend make it dangerous
- Access onto Nanpantan Road is dangerous due to poor visibility
- Loss of full size MUGA

4 additional letters of objection have been received by local residents. These objections can be read in full at www.charnwood.gov.uk but in summary they cover the following points:

- Juxtaposition of sports facilities with a cemetery (uses are too contrasting)
- Lack of parking
- Highway safety
- Cost
- Loss of MUGA (prior to amendment)
- Impact on wildlife

Loughborough Dynamo FC Object to the proposal on the grounds that it raises health and safety concerns for the club. This is due to the proposed access passing too close to the pitches/turnstile and there being no footway. Concerns are also raised about the loss of the MUGA. (all these concerns were expressed prior to the application being amended).

Consideration of the Planning Issues

The main considerations are:

- The principle of development
- Need for the provision
- Landscape and Visual Impact
- Design and Layout
- Impact on Sports provision
- Amenity
- Archaeology
- Groundwater and Drainage
- Biodiversity
- Loss of Agricultural Land
- Trees and Hedges
- Traffic and Parking
- Access and Footpaths
- Equality

The principle of development

The site lies outside limits to development as set out within saved local plan policy ST/2. As such it is subject to the provisions of saved local plan policies CT/1 and CT2 and Core Strategy policy CS11. These policies seek to protect the character and appearance of the countryside and preserve its landscape character.

Policy CT/1 allows for small scale new built development for strategically important schemes for public services where these cannot be located within or adjacent to a settlement. Whilst the proposal is not small in scale the built elements of it are limited and it is located adjacent to a settlement. It is also to provide a public service. In this respect it is considered to comply with CT/1. Policy CT/2 states that development which is acceptable under CT/1 must not harm the character and appearance of the countryside. This is assessed more fully below but is not considered that the proposal would be harmful to the character of the countryside due to its nature and because it incorporates extensive green elements and retains and enhances landscape features. Accordingly, the proposal is considered to comply with these saved policies. However, it should be noted that policies are contained within a Local Plan that is more than 5 years old and which predates the NPPF, although they are in broad accordance with the National Planning Policy Framework the weight that can be given to them must be reduced.

Policy CS11 is an up to date Development Plan policy that can be given full weight. It seeks to support the character of the landscape and countryside and to ensure any new development is appropriate in terms of scale, siting and design. It offers support for community services and facilities but only where they are identified as part of a community lead plan. In this respect the proposal does not gain specific support from policy CS11. However, there is not necessarily conflict with the policy providing it can be demonstrated there is no harm to landscape character or the countryside.

The need to plan positively for shared facilities as set out within paragraph 92 of the National Planning Policy Framework is also a material consideration in this case and lends support to the principle of development. Additionally, the allocation of the site as future burial land within the emerging Local Plan should be given weight, albeit limited, within the planning balance.

In conclusion it is considered that the proposal is acceptable in principle provided there is no harm to the landscape or countryside and need for the facility can be demonstrated.

Need for the provision

The Council is the burial authority for Loughborough and has a duty to provide adequate facilities for “disposal of the dead”. This can be provided by way of cremation facilities and/or burial options. To fulfil its function in terms of equality it is important that facilities are provided for both in order to fully cater for different religions and beliefs.

The application is accompanied by a statement of need which suggests that there are 3 years of burial remaining at Leicester Road in Loughborough, which is the main facility that serves the town. Facilities outside the town and in other parishes can incur fees and cannot always be reached readily using sustainable transport.

The 3 burial years remaining is based on OPNS statistics which show Charnwood to have an estimated annual death rate of 0.8%. Nationally figures show 78.19% of deaths to be cremations and 21.81% to be burials. If these figures are applied to

Loughborough this figure equates to 104 burials per year. This does not take account of the current pandemic which will most likely reduce years of burial remaining even further. In summary using existing burial rates, the Leicester Road cemetery will no longer have space for burials at some point within the next three years. There is clearly a need to meet this need elsewhere, within or close to the town.

Based on these figures there is a clear need for further facilities both to meet an immediate need to increase years of burial and to ensure longer term land provision.

Mindful of this the Council has sought, in its role as a burial authority, to identify sites which meet both these functions. 5 sites within and close to the town have been assessed:

- Allendale Road, Loughborough
- Loughborough Road, Hathern
- Shelthorpe Golf Course
- Loughborough Cemetery extension
- Nanpantan Road, (this site)

Sequential Testing initially identified these sites from a larger number of potential sites. This testing was further refined against a number of criteria; groundwater depth, boundary features, topography, access, travel time to Loughborough, public transport, burial capacity, agricultural land classification and proximity to housing. The current application site scored the best when measured against these criteria.

The application documents show that phase 1, (this application), will provide 5,278 burial plots. Assuming 60 burials per annum, take place at the facility, this equates to 88 years of burial.

In conclusion it is considered there is a demonstrable need to make increased burial provision for the Borough which is more acute in the present circumstances. Sequential assessment of available sites targets the application site as the most suitable location to meet this need.

Landscape and Visual Impact

Policies CT/2 and CS11 seek to ensure that development is not harmful to the landscape or countryside. Policy CS12 aims to enhance green infrastructure around Loughborough and to foster green links with Charnwood Forest.

The site is located within Charnwood National Character area and within Charnwood Forest in terms of the more locally defined Charnwood Landscape Character Assessment 2012. Both these landscape character areas comprise landscape with a strong character and identity. Most recently the 2019 Charnwood Forest Landscape Character Assessment identifies the site as lying within the Swithland/Woodhouse Farmland character area. This is an area of open farmland which is gently undulating, predominantly arable and which includes the southern edge of Loughborough. The northern part of the area is recognised as having a more urban feel due to its proximity to Loughborough. A key recommendation of this study is that further developments

on the edge of Loughborough are suitably designed with ample planting to allow integration and softer development edges.

The cemetery proposal does not include buildings but does include works to construct parking areas, vehicle routes and pathways. Planting and soft landscape form an important component of the proposal although it is recognised that the resultant landscape will be more formal in nature than the existing arable field. The relatively small area of the site combined with its close relationship with the edge of the settlement means that it would have only a small impact on the overall character of the landscape once the new landscaping is established. It is important, however, to ensure that mitigation in terms of the planting and habitat creation plans are fully implemented.

Visual impacts of the proposal are considered to have the potential to be the greatest from the following viewpoints:

Viewpoint	Impact
Footpath K58/2	The proposal will be clearly visible from here. However, there will be intervening landscaping by way of the SuD's area and the linear nature of the cemetery design will allow clear views through it to open land beyond. Mitigation by way of planting will reduce impacts from here.
Byway K59/2/ Footpath K58/1/1	There are glimpses of the site from here although vegetation and landform will screen the proposed development to a large degree.
Footpath K15/2	The site is well screened from here.
Outwoods	The proposal would be visible as part of a distance view from here. However, due to vegetation at the site boundaries and the urban backdrop these views would be limited.
Surrounding Roads	The site is not readily visible due to topography, vegetation and intervening buildings.
Sports Complex	The site will be partly visible to users of the recreational complex. However, this is less sensitive as people using these facilities will not tend to be focused on landscape but on the sporting facilities they are using. Within the sports area itself the visual changes will be less critical as this is an enclosed area where change is more readily accepted.
Residential Properties	<ul style="list-style-type: none"> • Nanpantan Road – Intervening buildings and vegetation means there would be limited visual impact from here. • Cricket Lane – Views of the site are well screened by hedging and mature trees. Long garden depths add distance. • The Widon – These properties are well screened and will have no view of the site.

	<ul style="list-style-type: none"> • Moat Road/Bramcote – These properties are well screened by grassland and woodland and sufficiently distant that there would be no impact. • Ralph Close – These properties are screened and sufficiently distant from the cemetery use that there would be no visual impact as a result of this element. The relocated MUGA would result in changes close to the rear boundaries of these gardens but this boundary is well screened by trees along the brook and fencing.
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This shows that visual impacts would be relatively limited due to the location and nature of the proposal. The planting and landscaping proposed would act as further mitigation meaning that residual visual impacts would be low.

For the reasons set out above, the proposal is considered to result in limited harm to the landscape or visual amenity which could be further mitigated by way of the design of the scheme. In this respect it would comply with relevant parts of policies CT/2, CS11 and CS12.

Design and Layout

Policies CS2 and EV/1 seek high design quality for all new development. Part 12 of the NPPF attaches great importance to achieving good design and seeks to promote development which is appropriate in terms of overall scale, landscaping, layout and materials to fit with its context. The National Design guide sets out important design characteristics which are integral to ensuring any development achieves design quality. The table below assesses the proposed development against the 10 national characteristics:

Characteristic	Assessment
Context	The proposal provides an appropriate transition between the urban edge of Loughborough and the open land to the south. It creates pleasant green spaces which are more formal in nature than the adjacent countryside but landscaped to have a green and open feel. Boundary features and retained trees and hedges add to this.
Identity	The development has its own identity as a relatively limited land use. The memorial garden will be unique to this phase of the development and will give the development a unique character. The central ponds area, wooded boundaries and northern SuD's area all add identifying elements to the scheme.
Built Form	There is limited built form within the proposal. Built elements relate to access and ancillary structure and they have been made as low key as possible. Pathways are a mix of tarmac, crushed stone and mown grass and

	other paraphernalia would be limited to small scale items such as bins, benches and water points.
Movement	There is a clear hierarchy of movement through the development with formal access to the car park and within the scheme for hearses. Small scale footways allow quiet access to the graves and memorial areas for reflection.
Nature	The proposal is landscape led and the creation of habitat is an important part of this. Indigenous trees and shrubs are to be planted and local ecosystems based around water features are to be fostered.
Public Spaces	The proposal provides a public space which performs a primary function of allowing the burial and memory of loved ones but it also has secondary functions. It provides the opportunity for ecological enhancement and also provides a soft edge to the town which blends well with open countryside beyond.
Uses	The scheme serves one primary use but it has several purposes. It provides a practical resource, allows for quiet contemplation, unifies communities and enhances biodiversity.
Homes and Buildings	The proposal does not create new homes or buildings but does create a new shared amenity space. This relates well to existing homes and has been designed with attention to detail providing for servicing and utilities.
Resources	Natural resources are conserved where possible with sustainable recycled materials used, and climate resilience taken into account. There are SuD's features within the site and biodiversity has been enhanced.
Lifespan	This phase forms part of a much wider scheme which is designed to provide facilities in the longer term. The proposal will be managed and maintained by the Council and proposals for this are set out in the Management and Maintenance Plan.

Using this nationally suggested structure it can be seen that the proposal has the characteristics which make it well designed space in terms of character, community and climate. Accordingly, it is considered to be a high quality design which meets Development Plan policies CS2 and EV/11 and the associated Supplementary Design Guidance.

Impact on Sports provision

In order to secure parking and access for the cemetery it is necessary to reconfigure the parking area for the existing sports complex and to relocate an existing MUGA located just north of the football pitch. Policy CS15 states that existing sports facilities should be retained unless they are surplus to requirements or replaced by a facility of at least equal quantity and quality in a suitable location. This reflects the advice within paragraph 97 of the National Planning Policy Framework, although this also adds that

development of alternative sports provision can be acceptable where the benefits of this outweigh the loss.

Initially it was proposed to relocate the MUGA off site to another site in Loughborough and two sites were investigated in detail. However, difficulties with securing the timing of the provision and ensuring that the location was suitable for existing users led to the facility being relocated within the site instead. The proposal now includes a relocated MUGA of smaller size but which will be of upgraded quality. It is proposed that this will be located on a grassed area to the west of the bowling facilities.

This offers several benefits in terms of sports provision:

- The facilities are upgraded and would be better suited to the complimentary, (to the formal sports provision), informal use that the MUGA is currently used for
- It is possible to improve and upgrade the design ie use of modern enclosure to reduce noise
- The catchment area remains unchanged
- The facility is located more safely within the site away from parking areas
- Overall parking at the site can be increased

Overall this means that there would be no loss of overall Sports provision at the site as the reduction in quantity is met by the increased quality of the space and the location is considered to be an improvement on the existing facility. This means that the proposed relocation is not at odds with relevant provisions within policy CS15. The proposal also gains support from the National Planning policy Framework for the same reason and because it provides an alternative sporting facility which has benefits which outweigh the loss of the existing MUGA.

Amenity

Policies CS2 and EV/1 seek to ensure that new development is not harmful to the amenity of existing neighbours or to users of the proposal. In this respect there are three main groups/impacts to consider:

- Residential properties next to the site, access and the relocated MUGA and the impact in terms of noise, disturbance and visual amenity on these.
- Users of the Sports facility and the impact of the adjacent use on the operation of these facilities in terms of infrastructure provision, safety and curtailment of use.
- End users of the cemetery and the impacts on their amenity due to noise, disturbance and safety from the adjacent sports pitches.

These are considered in the table below:

Residential Properties	
Impact	Assessment
Access Use	Use of the existing access would increase due to additional vehicle movements to the cemetery. This access passes close

	to the side elevations and gardens to several residential properties and close to the frontage of a property used as a day nursery. It is anticipated in the Transport Assessment that this would result in an average of 42 vehicle movements on a burial day (rising to 72 on a worst case scenario burial day) and 14 movements on a standard day. Based on a burial rate of 60 per annum burials would take place on 1 or 2 days a week. Given the relatively low number of times when there would be a significant increase in traffic movements, intervening walls and screening and the fact that this is an existing road, it is not considered that the increased use of the access would give rise to harm to amenity.
MUGA Noise	The proposal would result in the existing MUGA being moved much closer to residential properties on Ralph Close. This has the potential to increase noise from the use primarily from the noise of balls and users. The prime source of noise to residents from the existing facilities is the noise of balls hitting the fencing. The new MUGA offers the opportunity to use newer fencing designed to mitigate and reduce this noise. It will also be possible to ensure that the MUGA is not lit and that its use is restricted by way of a time controlled entrance barrier to the car park. With these mitigation measures in place it is considered that there would be no significant increase in harm to neighbouring properties amenity in this respect.
Visual amenity	This is discussed under Landscape and Visual impact above but in summary it is not considered that there would be harm to visual amenity due to topography, distance and existing screening.
Privacy	The cemetery use itself would not lead to a loss of privacy; due to the fact it is well screened and located some distance away from the nearest residential property. However, moving the MUGA nearer to properties on Ralph Close would increase activity close to these houses. However, given the intervening trees and vegetation it is not considered that this would lead to a material loss of privacy.
Lighting	Residents are concerned that lighting of the MUGA would be harmful to amenity. There are however, no plans to include lighting at this current time and this would need to be subject to a separate planning application should it be required. This would not be granted planning permission if it was considered to be harmful to the amenity of nearby residents.
Disturbance	It is understood from residents that there are existing issues relating to antisocial behaviour within the sports complex, particularly later at night. Moving the MUGA closer to residential properties has the potential to increase these impacts and it suggested that a barrier that can prevent vehicular access once the main facilities close for the day is installed to mitigate this harm. It is suggested that a condition is attached seeking a physical barrier and the times it will be closed.

Sports Facilities

Impact	Assessment
Infrastructure	Concerns have been expressed that the new use would lead to a reduction in parking for users of the sports complex with parking facilities being utilised by users of the cemetery. It is important to remember that parking is provided within the cemetery area itself to serve that use and that the amount of parking available to the sports complex will increase from 123 spaces to 146 spaces. It is also notable that the times when the cemetery is most likely to generate its biggest flows of traffic are during burials and memorial services which are generally held during the week rather than during the weekend when use of the sports facilities peaks. In this respect the two uses are unlikely to compete for available spaces.
Safety	Concerns have been expressed with regard to vehicles using the new access passing close to the entrance and exist to the football ground. The football ground can generate high numbers of spectators who all tend to arrive/leave at a similar time resulting in crowding around the access and is also used by children attending training sessions. The plans have been revised to incorporate a 2m safety fence with a retaining wall, a 2m pathway alongside the access, a new parking area and access gate between the pavilion and the pitch and additional lighting. These changes are considered to remove the conflict between users of the football pitch and the proposed access road and would help to ensure the safety of the pitch users..
Future Users	
Impact	Assessment
Noise	The use of the land as a cemetery has the potential to be impacted by use of the adjacent sports facilities for noisy activities. This juxtaposition will, however, be greatly reduced by the differing hours of operation. Memorial services and burials tend to occur during weekdays and boisterous football matches or training sessions generally at the weekend or in the evening. There would be instances when people may wish to visit the graves of loved ones during the weekend but as this is a more selective process and it would be relatively easy to pick quieter weekend times for this if that was preferred. On balance it is not considered that there would be such a degree of harm to the amenity of future users that planning permission should be refused.
Safety	The safety of future users also needs to be considered. Impacts from balls, particularly cricket balls, could be harmful and would run counter to quiet contemplative use of the facilities. With this in mind the applicant has provided details of safety offset from the nearest football pitch and cricket pitch. These margins are shown on the submitted Dynamo FC Plan and show only a small area within the SuD's is at risk from cricket balls at the second pitch. As this is not an area where users will access this is not considered to cause harm to the safety of people using the cemetery. The risk from footballs hitting passing cars on the

	access has also been mitigated by way of 2m mesh fencing along the western boundary of the pitch.
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The above table and assessment shows that, with appropriate mitigation there would be no material harm to amenity and no conflict with this element of policies CS2 or EV/1.

Archaeology

Policy CS14 requires the protection of historical assets including archaeological features. The application is accompanied by a desk-based assessment. This finds a moderate potential for prehistoric remains, low to moderate potential for roman remains and low potential for medieval and post medieval remains. Accordingly, it will be necessary to attach a condition that ensures that if remains are discovered that they are reported to the Local Planning Authority and retained in situ until they can be appropriately recorded and/or preserved.

Groundwater and Drainage

Policy CS16 seeks to ensure that development is not at risk of flooding and that it does not create flood risk elsewhere. The majority of the site falls within flood zone 1 although a small section of the access road falls within flood zone 2. There is no history of flooding within this flood zone 2 area and it is an existing car park and access with surface water drainage systems in operation. As a result, the potential hazard from flooding is low.

The proposed drainage strategy for the site is submitted with the application and includes permeable surfaces for the new access and new parking areas within the sports ground. Footpaths within the cemetery will also be permeable. The burial area itself will be drained via a system of shallow surface water drains which flow into a detention basin, (for the cemetery), and storm crates (for the access and car park), each with a hydro-brake systems which discharge into the adjacent stream and wet ditch respectively. Both Hydro brake systems incorporate filtration to ensure there is no pollution of adjacent water courses. These arrangements have been accepted by the Lead Local Flood Authority and the Environment agency has no objection on flood risk grounds.

Groundwater is also an important consideration for land that is used for burial and the application is accompanied by a Tier 2, (T2), groundwater assessment. Care has to be taken to ensure that groundwater sources within the area are not at risk of pollution. The T2 showed the need for the excavation of trial pits which revealed risks to surface water to be low and groundwater lower. The T2 assessment has been reviewed by the Environment Agency who are a statutory consultee with regard to this impact. The Environment agency is satisfied that the risks are low and that this combined with the lack of infiltration based drainage means that there is no objection with regard to groundwater.

The proposal is considered to comply with policy CS16 in that it is not at risk of flooding and does not increase flood risk elsewhere. Additionally, there would be no risk to groundwater or surface water from burials at the site.

Biodiversity

Policy CS13 offers support to development that conserves and enhances biodiversity. Where there is any loss of biodiversity the policy seeks mitigation or compensation to at least equal value.

The application site comprises an arable field and areas of the existing sports complex. The sports area has limited ecological value but the arable field has moderate to high ecological value. However, it would be compensated by the creation of burial areas, (amenity grass and wildflowers), memorial garden, and woodland. Semi improved grassland within the site would also be compensated by the creation of the detention basin with wildflower meadow. Overall there would be no net loss of biodiversity and in fact there is likely to be a small bio-diversity gain.

There is some potential of protected species on the site particularly nesting birds, roosting and foraging bats, hedgehogs, reptiles, foraging invertebrates and badger. No hedgerow or scrub will be lost, and these are the areas with the highest potential to support protected species. Coupled with the creation of new habitat and associated management plans, it is considered that there would be no harm to these species and that there would be a positive impact overall.

Accordingly, the proposal is considered to comply with development Plan policy CS13 and the advice relating to Biodiversity in the NPPF.

Loss of Agricultural Land

The application would result in the loss of agricultural land that is predominantly grade 3a. This is best and most versatile agricultural land and there is a requirement both nationally and via policy CS16 to protect this resource where possible. This needs to be weighed within the planning balance as a negative to the scheme but it should also be noted that when cemetery sites were sequentially assessed for the town this was one of the criteria used to score the sites. Accordingly, whilst this site scored poorly on agricultural land in this exercise it fared better than other sites with regard to other criteria overall.

Trees and Hedges

There are a number of existing trees and hedges across the site most of which are proposed for retention save for a small group of trees that need to be removed to facilitate the new access road. These are shown on the submitted tree survey plan and detailed in the tree survey document. There is also the potential for development to impact on the root protection zone of some of these retained trees and hedges and it will be important to establish the detailed extent of these protection areas and secure appropriate mitigation measures during construction. It is suggested that a pre commencement condition is attached to ensure this detail is received.

There is also a need to ensure that the belt of trees along the stream to the north of the relocated MUGA is protected as these have landscape value and also provide a screen between the sports facilities and adjacent residential properties. As this part of

the site was not included within the original survey a specific condition to secure this detail needs to be attached.

The proposal also incorporates significant new planting which is shown on the submitted planting plan. The memorial garden will include formal garden planting, grasses and herbaceous plants and there is native woodland planting within the natural burial areas. Whilst the planting plan outlines general concepts it does not provide the finer detail and it is suggested that a pre use landscape condition is attached to secure planting schedules.

Overall it is considered that the proposal provides a landscape led scheme that ensures compliance with policies CS2 and CS11 of the Development Plan.

Traffic and Parking

Policy CS2 and the National Planning Policy Framework seek safe and suitable access to development proposals and policies CS17 and CS18 seek to ensure major developments do not have an adverse impact on the highway network and that they foster sustainable travel patterns.

The application includes the following highway elements:

- An extension of the existing sports complex access off Watermead Lane through the current car park to the cemetery
- New parking spaces within the sports complex car park where the existing MUGA is
- New footways along the new access road
- Use of an S bend arrangement to slow traffic on entrance to the car park
- A new parking area close to the football ground
- A new parking area for the cemetery itself

The Local Highway Authority has reviewed these elements and the overall traffic generation figures supplied in the Transport Assessment. It is content that the trip generation figures are robust and that there would be no capacity issues on adjacent roads or at critical junctions as a result of the proposal.

It has also reviewed the layout of the car parking areas and considers these to be functional and safe and to provide adequate parking for the uses involved. The layout of the access road itself has been subject to review and with amendments to secure a retaining wall, fencing and footway, along the access this is now considered to be safe and suitable.

There remain some concerns relating to forward visibility around the S bend but this is considered to be preferable to the previously suggested mini roundabout. Swept path analysis shows that the only case where there would be conflict between two way traffic on the S bend would be if a hearse and a coach needed to pass. Not only would these incidents be relatively rare, but it is not unusual for coach drivers to have to negotiate relatively restricted layouts. It is suggested that signage warning of the possibility of an oncoming vehicle being in the middle of the road is installed.

The acceptance of the proposal by the Highway Authority is material to the decision and there is nothing to suggest that its assessment is incomplete or flawed.

The proposal is considered to comply with policies CS2, CS17, CS18 and TR/18 of the Development Plan and with the advice in the NPPF relating to transport.

Access and Footpaths

The site is located well outside the town centre of Loughborough and would not be readily walkable from here. There are bus stops within 50m of the junction with the access road although public transport users would then need to walk down to the cemetery itself from here. This is not ideal in terms of sustainable transport although given the need for tranquillity and a relatively large land take it is difficult to see how a cemetery could be located more centrally. Whilst this does not offer particular support to the development the location is not so poor in sustainability terms that a refusal of planning permission is warranted.

There are several footpaths which pass close to the site including K58/2 which passes close to the northern boundary of the site and through later phases. Whilst there are no proposals to divert or alter these rights of way Leicestershire County Council is keen to ensure that they are protected and not impacted by the surrounding development. A condition is suggested securing a scheme for the treatment of K58/2. Whilst there are further conditions suggested which seek compliance with the County Council's guidance it is not necessary to attach these conditions providing a suitable scheme can be agreed in consultation with the County Council as per suggested condition 18 below.

Equality

It is important to ensure that the proposal does not lead to disadvantage and that it furthers equality. The cemetery is of an accessible design with disabled parking. It would allow for burial and memorial practices across a wide ethnic grouping. There is nothing inherent within the design which would disadvantage any group and there would be active improvement with regard to disabled access to the sports facility, (due to the new disabled spaces).

Planning Balance and Conclusion

The proposal would result in the provision of cemetery space for which there is established need within a sustainable location. Although it would result in the loss of Best and Most Versatile agricultural land it would not be harmful to the landscape character of the area or result in adverse visual impact that could not be mitigated. Sequential appraisal of sites across the catchment has been carried out and this site scores best across the range of assessment criteria. The proposal is well designed and impacts on amenity, which largely result from the relocated MUGA can be mitigated to an acceptable level. It has been possible to ensure that equivalent sports facilities are provided and to secure safe and suitable access to the site that does not harm the highway network. Whilst the location is served by public transport it is recognised that walking distances to the cemetery itself from the bus stop are in excess of 800m but given the specific site requirements of the use this is not

considered to be determinative. There would be no loss of biodiversity as a result of the proposal and there would be additional landscaping and planting above that which would be lost. Health and safety concerns relating to the adjacent sports complex have been resolved and the development does not create disadvantage.

On balance the proposal is a sustainable one that complies with the Development Plan and meets the economic, social and environmental roles of the National Planning Policy Framework. It is recommended that planning permission be granted subject to the conditions listed below.

Recommendation:

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

1.	<p>The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.</p> <p>REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule1.</p> <p>REASON: To provide certainty and define the terms of the permission</p>
3.	<p>No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees and hedges as detailed on Tree Survey Plan CDS_CHR_NPT_12_01 has been submitted to and approved in writing by the local planning authority. The agreed protection measures shall be carried out prior to any site clearance, preparatory work or development commencing within the protection areas for the trees and hedges so defined within the agreed protection scheme.</p> <p>REASON: To ensure that those trees and hedges indicated for retention are protected during construction. This is to ensure compliance with policies CS2, CS11 and CS13 of the Development Plan. The condition has to be discharged pre commencement as it relates to measures that must be implemented before construction or site clearance start.</p>
4.	<p>No site clearance, preparatory work or development in relation to the relocated MUGA shall take place until a scheme for the identification and protection of the trees to the north of this area has been submitted to and approved in writing by the local planning authority. The agreed protection measures shall be carried out prior to any site clearance, preparatory work or development commencing within the protection areas for the trees so defined within the agreed protection scheme.</p> <p>REASON: To ensure that these trees are protected during construction.</p>

	<p>This is to ensure compliance with policies CS2, CS11 and CS13 of the Development Plan. The condition has to be discharged pre commencement as it relates to measures that must be implemented before construction or site clearance start.</p>
5.	<p>No development shall commence until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> • parking of construction vehicles • measures to control the emission of dust and dirt during construction • working hours • Measures for site drainage during construction <p>The approved construction method statement shall be adhered to throughout the construction period for the development.</p> <p>REASON: to ensure that harm to the amenity of nearby residents is minimised during the construction period and that there is no resultant flooding or highway safety issue. This is to ensure compliance with policies CS2 and CS16 of the Development Plan.</p>
6.	<p>Within 6 months of the development, hereby approved, commencing a landscaping scheme, to include those details specified below shall be submitted to and approved in writing by the local planning authority:</p> <ol style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard areas; ii) full details of tree planting; iii) planting schedules, noting the species, sizes, numbers and densities of plants; iv) finished levels or contours; <p>This approved landscaping scheme shall be fully completed, in accordance with the approved details, in the first planting and seeding seasons following the issue of this landscape scheme approval unless otherwise agreed in writing. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.</p> <p>REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with policy CS2 and CS13</p>
7.	<p>Notwithstanding condition 2, before first use of the relocated MUGA a scheme for the fencing and surfacing of the new MUGA shall have been submitted to and approved in writing by the Local Planning Authority. The approved fencing and surfacing shall be retained in the form agreed whilst the MUGA is in use.</p> <p>REASON: The MUGA is to be relocated closer to existing housing and there is the potential for increased noise due to balls hitting the fencing. Fencing</p>

	<p>which minimises noise and vibration from ball impact will ensure that there is no material increase in noise and compliance with Development Plan policy CS2. Additionally, the relocated MUGA is smaller in size than the existing facility and it is important that it is of higher quality to ensure compliance with Development Plan policy CS15 and the advice within the NPPF.</p>
8.	<p>Prior to closure of the existing MUGA the new MUGA shall be constructed, made available for use and open to members of the public.</p> <p>REASON: ensure that equivalent sports provision is made in accordance with Development Plan policy CS15 and paragraph 97 of the National Planning Policy Framework.</p>
9.	<p>The cemetery and access road shall be regularly maintained in accordance with the details set out within the Landscape and Ecological management and Maintenance Plan September 2019 submitted with the application.</p> <p>REASON: To ensure that the cemetery is managed to ensure its visual character and ecological benefits are retained to ensure compliance with Development Plan policies CS2, CS11 and CS13.</p>
10.	<p>Before first use of the cemetery a scheme for the installation of bat and bird boxes, log piles and other habitat creation measures as outlined within the Biodiversity Audit Brief ref 19-5227 has been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and thereafter so retained.</p> <p>REASON: To ensure that ecological compensation measures are secured in compliance with Development Plan policy CS13.</p>
11.	<p>The development shall be carried out in accordance with the mitigation measures outlined within the PEA mitigation Brief 19-5227 and dated September 2019.</p> <p>REASON: to ensure that impacts on biodiversity are mitigated and compliance with Development Plan policy CS13</p>
12.	<p>No use of the cemetery, access road, relocated MUGA or new parking area shall take place until surface water drainage to serve that element of the scheme has been constructed in accordance with the submitted drainage strategy and FRA has been completed and made available.</p> <p>REASON: To ensure there is no risk of flooding within the development or surrounding areas as a result of approved drainage detail not being implemented in a timely manner and to ensure compliance with development plan policies CS16 and CS19.</p>
13.	<p>Before first use of the cemetery details of any bins, benches, signage or other street furniture shall be submitted to and approved in writing by the</p>

	<p>Local Planning authority. These details shall include materials, colour, finish and final locations. The street furniture provided shall thereafter be so retained in general conformity with this condition unless otherwise agreed in writing.</p> <p>REASON: To ensure the cemetery protects the character of the surrounding area and complies with development Plan policy CS2.</p>
14.	<p>Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 as otherwise amended, There shall be no additional outdoor Lighting installed within the cemetery or replacement MUGA.</p> <p>REASON: The cemetery adjoins open countryside where outdoor lighting could be harmful to visual amenity and biodiversity and this condition is to ensure compliance with Development Plan policy CS2. The replacement MUGA is close to residential properties where outdoor lighting could be harmful to amenity and cause conflict with Development Plan policy CS2.</p>
15.	<p>Notwithstanding condition 2, prior to construction of the relocated MUGA a scheme for a time restricted barrier for the entrance to the car park shall be submitted to and approved in writing by the Local Planning Authority. The barrier shall be constructed and made available before the MUGA is opened for use and shall thereafter be so retained.</p> <p>REASON: The MUGA is to be relocated closer to residential properties than the existing facility and can serve as an attraction to congregations of young people leading to noise particularly from vehicles. The erection of a barrier would prevent this from taking place outside normal hours of use for the sports facilities, allow greater policing of any antisocial behaviour and reducing impact on residents at quiet times.</p>
16.	<p>No use of the cemetery shall take place until the access arrangements shown on Cemetery Development Services drawings CDS_CHR_NPT_10 rev 02 and CDS_CHR_NPT_11_rev 04 have been provided and implemented in full. For the avoidance of doubt This shall include the installation of a 2m footway, retaining walling and a barrier fence to contain footballs.</p> <p>REASON: To ensure that there is safe access and egress of the site for future users in the interests of highway safety and to ensure compliance with policies CS2 and CS18 and the NPPF.</p>
17.	<p>The cemetery use shall not commence until such time as the parking and turning facilities shown on Cemetery Development Services drawings CDS_CHR_NPT_10 rev 02 and CDS_CHR_NPT_03_rev 02 have been provided and implemented in full. These parking spaces shall thereafter be so retained.</p> <p>REASON: ensure that adequate on street parking is provided in the interest</p>

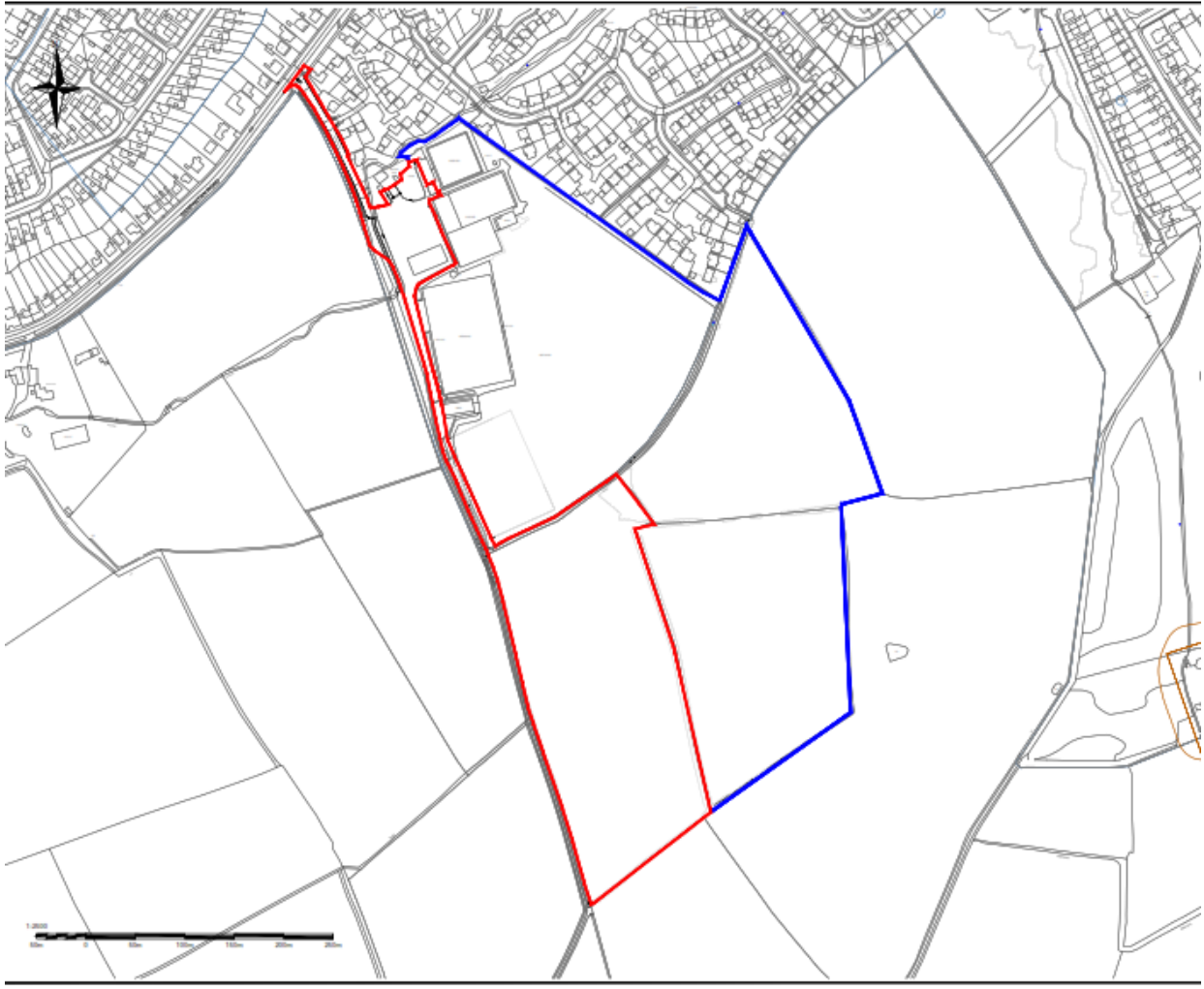
	of highway safety and to ensure compliance with policies CS2 and CS18 of the development plan and paragraph 109 of the National Planning Policy Framework.
18.	<p>No development shall take place adjacent to public right of way K58/2 until a scheme for the treatment of this right of way has been submitted to and approved in writing by the Local Planning Authority. This shall include details of its management during construction, surfacing, structures, signing and adjacent landscaping. The development shall thereafter be implemented in accordance with this scheme and so retained.</p> <p>REASON: To ensure that there is no impact on the adjacent footpath which would makes its use unsafe in accordance with policy CS2 of the Development Plan.</p>
19.	<p>Any historic or archaeological features not previously identified which are revealed when carrying out the development shall be retained in-situ and reported to the Local Planning authority in writing within 5 working days of their being revealed. Works shall be immediately halted in the area affected until provision has been made for the retention or recording of these in accordance with details which have first been submitted to and approved in writing by the Local Planning authority.</p> <p>REASON: To ensure that any archaeological remains are appropriately preserved to ensure compliance with Development Plan policy CS13.</p>

Schedule 1

Drawing	Reference	Revision	Author
Site Location Plan	NPT_01	05	CDS
Planning Layout	NPT_03	02	CDS
Drainage Layout	NPT_04	02	CDS
Combined Utilities	NPT_09	02	CDS
Tree Survey	NPT_12	01	CDS
Planting Plan	NPT_13	01	CDS
Public Access Plan	NPT_17	01	CDS
Dynamo FC Plan	NPT_52	03	CDS
Proposed Access Roadway & Car Park	NPT_10	02	CDS
Proposed Access Roadway	NPT_11	04	CDS
Relocated MUGA details	NPT_78	01	CDS
Sports facility Plan	NPT_51	01	CDS
Planting schedules	NPT_15	00	CDS
Sportsground car park planting	NPT_14	00	CDS

The following advice note should be attached to the decision:

1. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and, therefore, no harm would arise such as to warrant refusal of planning permission.



Item No. 4

Application Reference Number P/20/1020/2

Application Type:	Full	Date Valid:	18/06/2020
Applicant:	Mrs Rosemary Jacobs		
Proposal:	Retention of agricultural dwellinghouse (without restriction to occupation as set out in condition 1 of P/86/1641/2).		
Location:	19A Church Road Wanlip LE7 4PJ		
Parish:	Wanlip	Ward:	Birstall Wanlip
Case Officer:	Deborah Liggins	Tel No:	01509 634733

This item is referred to Plans Committee as the proposal is contrary to Development Plan policies and there are no provisions within the Council's Constitution to permit officers to consider the proposal within the adopted Scheme of Delegation.

Description of the Application Site and Proposal

The application site is located on the eastern side of Church Road as it extends southwards.

Planning permission was granted to a Mr & Mrs B Hornbuckle for the erection of the detached dwelling under application P/81/2202/2. Condition No. 5 of that planning permission stated:

"This permission shall be implemented solely for the benefit of the applicant and shall not run with the land"

The reason for imposing this condition stated that this was because the site lay in an area within which the local planning authority would not normally grant planning permission for residential development. The permission was therefore granted only because of the special agricultural need and the premises were to be only occupied by persons connected with agriculture."

Planning permission was applied for under reference P/86/1641/2 to retain the dwelling without restriction as to first occupancy, citing condition 5 of the original planning permission.

The 1986 planning application was subsequently granted with condition 1 stating that,

"The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person."

Again, this condition was imposed because the local planning authority would not normally grant planning permission for residential development in that locality and did so originally on the basis of an agricultural need for the dwelling.

The proposal now seeks to retain the development but without compliance with the condition that it is occupied by an agricultural worker, which the most recent consent was granted subject to. This application follows the grant of a Certificate of Lawfulness on 6th July 2020 which accepts evidence that the dwelling has been used in breach of the condition for a period of more than 10 years prior to the application.

Although the applicant is aware of the grant of the certificate of lawfulness, this Section 73 application is also being made to remove the condition from the original planning permission as it is now unenforceable and no longer necessary. The issuing of the Certificate of Lawfulness is therefore a material consideration in the determination of the application and one with significant weight.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy – sets out the housing directions for growth over the plan period and establishes a settlement hierarchy of locations in terms of their sustainability.

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 CS11 – Landscape and Countryside - requires new development to protect landscape character and reinforce a sense of place. It supports rural residential development where it has a strong relationship to the operational requirements of agriculture, horticulture or forestry.

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 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.

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 (inter alia) be essential for the efficient long-term operation of agriculture, horticulture or forestry.

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.

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 2019 (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and how these are expected to be applied and considered in the preparation of local and neighbourhood plans. The NPPF contains a presumption in favour of sustainable development and is a material consideration in planning decisions.

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.

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 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 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply

- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential dwelling; or
- The design is of exceptional quality as further explained in the NPPF.

Paragraph 83 sets out how planning policies and decisions should support a prosperous rural economy and states that planning policies and decisions should enable the development and diversification of agricultural and other land-based businesses and sustainable tourism and leisure developments which respect the character of the countryside.

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 170 states that the planning system should contribute to and enhance the natural and local environment by

- Protecting and enhancing valued landscapes, site of biodiversity or geological value and soils;
- Recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- Minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

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.

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.

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.

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.

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.

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.

The Lawful Use Certificate granted under P/20/0695/2 is also a relevant material consideration which carries significant weight.

Relevant Planning History

Reference	Description	Decision & Date
P/81/2202/2	Erection of detached house	Granted conditionally 24/09/1981
P/86/1641/2	Retention of agricultural dwelling house without restriction as to first occupancy (Condition 5 of P/81/2202/2 refers)	Granted conditionally 28/08/1986

P/20/0695/2	Certificate of Lawfulness (existing) for breach of condition 1 of planning permission P/86/1641/2	Granted 06/07/2020
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Responses of Statutory Consultees

None

Other Comments Received

None

Non-Material Considerations which have been raised

None

Consideration of the Planning Issues

The Principle of the Development

A planning application under Section 73 of the Town and Country Planning Act 1990 allows for the determination of an application to develop land without conditions previously attached or with varied conditions to those originally imposed. Any permission granted to an application made under section 73 takes effect as a new, independent permission to carry out the development subject to new or amended conditions. The new permission sits alongside the original permission which remains intact and unaltered. This application is made under section 73A as it relates to a development which has already taken place and seeks to retain the development without complying with a condition upon which it was granted.

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.

Wanlip is identified as a small village or hamlet and ranks amongst the least sustainable location for new residential development in the settlement hierarchy set out in Policy CS1 of the Core Strategy. Such settlements are located entirely within the countryside, with no identified Limits to Development as these are the smallest villages with few or no services and facilities to meet the day to day needs of their residents. These villages therefore have much less potential to provide for a sustainable community where people can access what they need by other forms of transport than the private car.

Without any agricultural or other proven need for a dwelling in this rural location, residential development would be unacceptable in principle in such settlements and contrary to Policy CS1 of the Core Strategy and Policy ST/2 of the Borough of Charnwood Local Plan. Indeed, the original planning permission in 1981 was limited to occupation for an agricultural worker and their dependents and although granted to others in 1986, the requirement that the property be occupied in connection with the operation of agriculture or forestry was still retained. The planning status of this is unaltered and the use of the dwelling, without compliance with the condition, remains contrary to the Development Plan. However, there is a significant material consideration in this instance.

The recent grant of a Certificate of Lawfulness, (because the dwelling has been occupied in breach of the occupancy condition for a period of at least 10 years), means that the occupancy condition can no longer be enforced. The applicant has provided examples of appeals in similar circumstances where Planning Inspectors have concluded that the effect of a certificate of lawfulness was that the original condition served no useful purpose and this is the case here. The Certificate of Lawfulness is therefore a material consideration which can be afforded significant weight in the determination process and which would outweigh the usual restrictive policy considerations applicable when considering removal of the condition.

The main powers granted to local planning authorities to impose conditions are set out in sections 70, 72, 73, 73A, and Schedule 5 of the Town and Country Planning Act 1990. Section 70(1)(a) of the Act enables the local planning authority, in granting planning permission, to impose "such conditions as they think fit". This power needs to be interpreted in light of material considerations such as the National Planning Policy Framework, this supporting guidance on the use of conditions, and relevant case law.

The original planning permission granted under P/86/1641/2 included a second condition which reads:-

"The dwelling house and its environs shall not be used as a base for the retailing directly to the public of any goods, products or produce derived from the agricultural/horticultural use of the adjoining land.

REASON: The location of the property is considered inappropriate for any activity attracting members of the public; in the interests of residential amenity and highway safety and for the avoidance of doubt."

It is not proposed that this condition be re-imposed as the dwelling has lost its functional attachment to the adjacent agricultural/horticultural land. In addition, the size of the adjacent land is such that the amount of produce it could support would be unlikely to attract significant custom from members of the public. It is therefore considered that the imposition of the condition would not meet the necessary legal tests in operation today and as set out in legislation. These are that conditions should be:

- Necessary
- Relevant to planning
- Relevant to the development to be permitted
- Enforceable
- Precise and Reasonable in all other respects

It is considered that the repetition of the condition relating to direct sales of produce to the public would not be necessary for the reason set out above

Conclusion

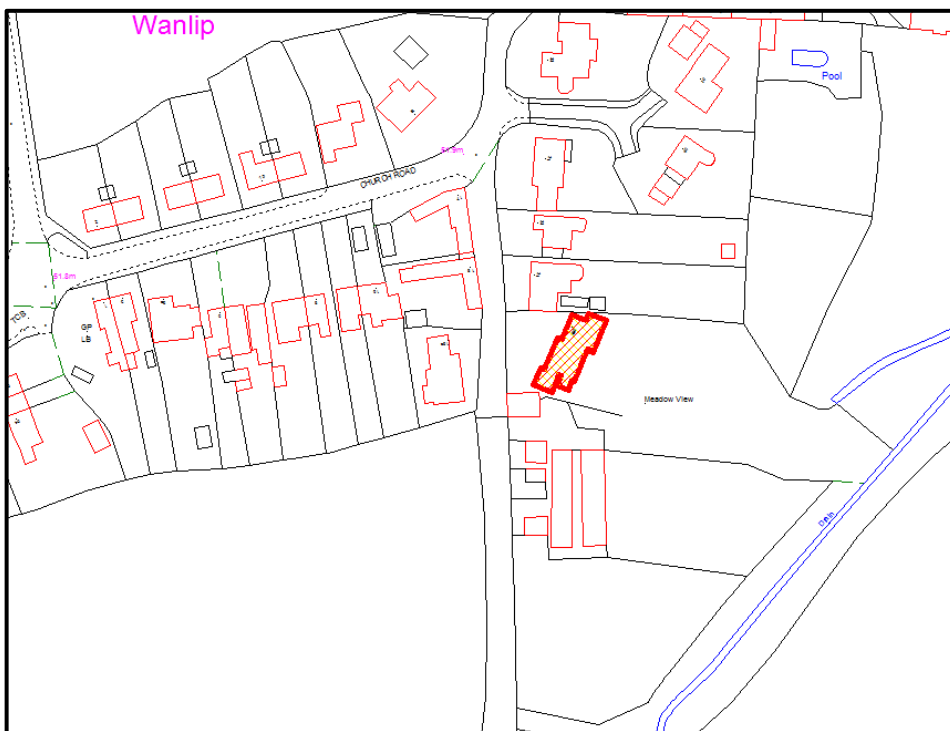
The development being applied for is essentially the same as that which has already been made lawful through the granting of the Certificate of Lawfulness. That certificate has effectively rendered the restrictive condition relating to occupation of the dwelling unenforceable. Whilst a new dwelling is not physically proposed and the building already exists, its original agricultural justification can no longer be enforced in this case. Although the granting of planning permission for the development, without complying with the condition, would be contrary to adopted policies as set out above, the existence of the Certificate of Lawfulness is a significant material consideration which is considered to override this.

RECOMMENDATION:-

Grant Unconditionally.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1 and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although it does not fully accord with the terms of the above-mentioned policies, the degree of harm that might be caused is insufficient to warrant the refusal of planning permission.
- 3 Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



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/20/0895/2	Householder Prior Notification	6 Roberts Gate Anstey Leicestershire LE7 7UW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.5 m, with a maximum height of 3.5m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	12-Jul-2020	Anstey
P/20/0703/2	Householder	15 Glover Close Anstey LE7 7LQ	Creation of two front facing dormers with pitched roofs.	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2020	Anstey
P/20/0585/2	CL (existing)	Fishpool House Willow Bank Farm Melton Road Barrow Upon Soar LE12 8HX	Certificate of Lawfulness (Existing) for residential use of buildings (use class C3)	GTD, Permission be granted unconditionally	28-Jul-2020	Barrow & Sileby West
P/20/0768/2	Full	Land adj. to 17 River View Barrow Upon Soar Leicestershire	Erection of fencing along highway boundary.	REF, Permission be refused for the following reasons:	14-Aug-2020	Barrow & Sileby West
P/20/0695/2	CL (existing)	19A Church Road Wanlip LE7 4PJ	Certificate of lawfulness (existing) for breach of condition 1 of planning permission P/86/1641/2	GTD, Permission be granted unconditionally	15-Jul-2020	Birstall Wanlip
P/20/0913/2	Telecom Determination with mast	Land adj 659 Loughborough Road Birstall Leicestershire LE4 4NL	Prior approval for the siting and appearance of installation of electronic communications (Under Class A of Part 16 of the GPDO) for the installation of 20m telecoms pole with wrap around cabinet at the base and 4x equipment cabinets.	NRQ, The submission of details are not required for consideration.	28-Jul-2020	Birstall Wanlip
P/20/0865/2	Householder	57 Moorgate Avenue Birstall LE4 3HJ	Proposed single storey extension to side of dwelling, conversion and alterations to rear garage to form habitable room.	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2020	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0929/2	Householder	90 Elmfield Avenue Birstall Leicestershire LE4 3DF	Proposed single storey extension to side and rear and porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	31-Jul-2020	Birstall Wanlip
P/20/1012/2	Householder	70 Oakfield Avenue Birstall LE4 3DR	Loft conversion to include hip to gable extension to roof and the installation of an L-shaped dormer to rear, roof light to side and two roof lights to front of dwelling.	REF, Permission be refused for the following reasons:	12-Aug-2020	Birstall Wanlip
P/20/0362/2	Full	705 Loughborough Road Birstall LE4 4NL	Proposed single and two storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Birstall Watermead
P/20/0570/2	Householder	146 Birstall Road Birstall Leicestershire LE4 4DF	Erection of 2.5 storey extensions to side and rear, dormer to rear and single storey extension to side of detached dwelling. Alterations to existing access onto Birstall Road.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2020	Birstall Watermead
P/20/0949/2	Householder Prior Notification	2 Hollytree Avenue Birstall Leicestershire LE4 4LF	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.	PRINOT, Prior approval from the Council is not required	27-Jul-2020	Birstall Watermead
P/20/0927/2	Householder	22 Rosetree Avenue Birstall LE4 4LS	Proposed single storey extension to side and rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2020	Birstall Watermead
P/20/0965/2	Householder	13 Curzon Avenue Birstall Leicestershire LE4 4AE	Proposed first floor extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2020	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0943/2	Householder	48 Sibson Road Birstall Leicestershire LE4 4NA	Erection of detached garage.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Birstall Watermead
P/20/0974/2	Householder	74 Stonehill Avenue Birstall LE4 4JB	Two storey side and rear extensions and single storey side and rear extensions with creation of raised platform to rear (revised scheme P/20/0135/2 refers).	GTDCON, Permission be granted subject to the following conditions:	07-Aug-2020	Birstall Watermead
P/20/0648/2	Householder	35 The Crossways Birstall LE4 4ED	Proposed single storey extension to side and replacement garage to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2020	Birstall Watermead
P/20/0968/2	Householder	2 Hollytree Avenue Birstall LE4 4LF	Single storey side and rear extension of existing garage to create additional living accommodation of main dwelling house.	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Birstall Watermead
P/20/0555/2	Householder	265 Long Furrow East Goscote LE7 3ZL	Part two-storey and part single storey extension to front and single storey extension to side of existing dwelling (Revised description 26/06/20).	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2020	East Goscote Ward
P/20/0519/2	Householder	Little Paddocks Roeclyffe Road Newtown Linford LE7 7HQ	Erection of two no. single storey extensions to the rear of the existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Jul-2020	Forest Bradgate
P/20/0886/2	Householder	191 Markfield Lane Newtown Linford LE67 9PQ	Two storey extensions to front and rear and single storey rear extension together with raised patio area to rear of dwelling - (revised scheme P/19/1188/2 refers)	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2020	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0971/2	Householder	12 Windmill Rise Woodhouse Eaves Leicestershire LE12 8SG	Conversion of integral garage to create additional living accommodation together with a single storey side extension and the installation of decking area to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Forest Bradgate
P/20/0908/2	Householder	1 Vicary Lane Woodhouse Leicestershire LE12 8UL	Raised roof to create first floor including first floor front extension two storey side & rear extensions and single storey rear extension. Creation of hardstanding and front & side boundary wall.	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2020	Forest Bradgate
P/20/0915/2	Conservation Area Consent	1 Main Street Woodhouse Eaves Leicestershire LE12 8RY	Demolition of dwelling and attached garage.	GTDCON, Permission be granted subject to the following conditions:	14-Aug-2020	Forest Bradgate
P/20/0860/2	CL (Proposed)	4 Raynham Drive Loughborough Leicestershire LE11 4TW	Certificate of lawful development proposed for single storey side extension	CLDPGRANT, Certificate of Lawful Proposed Development	16-Jul-2020	Loughborough Garendon
P/20/0819/2	CL (Proposed)	29 Buckingham Drive Loughborough LE11 4TD	Certificate of lawful development (proposed) for single storey rear extension with one roof light.	CLDPGRANT, Certificate of Lawful Proposed Development	11-Aug-2020	Loughborough Garendon
P/20/0365/2	Householder	1 Hartington Street Loughborough Leicestershire LE11 1HT	Proposed first floor extension to rear of dwelling.	REF, Permission be refused for the following reasons:	20-Jul-2020	Loughborough Hastings
P/20/0967/2	Householder	15 Cedar Road Loughborough Leicestershire LE11 2AB	Single storey rear and side extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2020	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0907/2	Householder	3 Selbourne Street Loughborough Leicestershire LE11 1BS	Application of external wall insulation to dwelling	GTDCON, Permission be granted subject to the following conditions:	07-Aug-2020	Loughborough Hastings
P/20/1018/2	Householder	32 Duncan Way Loughborough LE11 5QN	Single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Loughborough Hathern & Dishley
P/19/1370/2	Reserved Matters	Dishley Grange Derby Road Loughborough LE11 5SF	Erection of three office buildings (Use Class B1) and two industrial /warehouse buildings (Use Classes B2/B8) with associated parking and landscaping .	GTDCON, Permission be granted subject to the following conditions:	14-Aug-2020	Loughborough Hathern & Dishley
P/20/0811/2	Full	Beacon Bingo Baxter Gate Loughborough LE11 1TG	Removal and replacement of 3 no. existing antennae and installation of 1 no. GPS node and associated development (rooftop location).	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Loughborough Lemyngton
P/20/0730/2	Full	Always Sheet Metal Unit Y, Hockey Close Loughborough LE11 5GW	Erection of industrial unit (use class B2) including associated parking facilities.	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2020	Loughborough Lemyngton
P/20/0292/2	Householder	20 Limehurst Avenue Loughborough LE11 1PF	Proposed single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2020	Loughborough Lemyngton
P/20/0955/2	Full	17a Market Place and 31/32 Swan Street Loughborough LE11 3EA	Alterations to shopfront.	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2020	Loughborough Lemyngton
P/20/0862/2	Full	Land rear of 39 Ashleigh Drive Loughborough LE11 3HN	Erection of a detached bungalow with separate outbuilding. (Revised scheme P/19/2180/2 refers).	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2020	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2526/2	Householder	159 Forest Road Loughborough LE11 3HS	Retention of single storey extension to side and rear of house in multiple occupation (C4) to provide 2 additional bedrooms. (Revised scheme P/19/1079/2 refers)	GTDCON, Permission be granted subject to the following conditions:	27-Jul-2020	Loughborough Nanpantan
P/20/0818/2	Householder	1 Coniston Crescent Loughborough Leicestershire LE11 3RQ	Replacement of boundary treatment with the erection of a timber fence (1.9 metres high).	REF, Permission be refused for the following reasons:	30-Jul-2020	Loughborough Nanpantan
P/20/0887/2	Householder	241 Nanpantan Road Loughborough LE11 3YD	Two storey extension together with a single storey extension to the rear of dwelling and the installation of a roof dormer window at side of dwelling. (revised scheme P/19/1149/2 refers).	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Loughborough Nanpantan
P/20/0670/2	Householder	29 Linford Road Loughborough Leicestershire LE11 3PH	Single storey extensions to side and rear and two storey extension to rear.	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2020	Loughborough Outwoods
P/20/0972/2	Householder Prior Notification	270 Forest Road Loughborough Leicestershire LE11 3HX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.0m, with a maximum height of 3.8m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	28-Jul-2020	Loughborough Outwoods
P/20/1132/2	Householder Prior Notification	102 Parklands Drive Loughborough Leicestershire LE11 2TD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.8m, with a maximum height of 3.8m, and height to the eaves of 2.45m.	PRINOT, Prior approval from the Council is not required	11-Aug-2020	Loughborough Outwoods
P/20/0622/2	Full	Woodbrook Vale School Grasmere Road Loughborough LE11 2ST	Erection of two single storey detached school buildings for use as classroom and changing rooms.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2020	Loughborough Outwoods Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0861/2	Householder	3 Japonica Close Loughborough LE11 2SB	Two storey and single storey extensions to rear of dwelling (revised scheme P/20/0156/2 refers).	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2020	Loughborough Shelthorpe
P/20/0527/2	Householder	14 Lace Avenue Loughborough LE11 2FE	To erect timber fence of 1.9 m in height adjacent to a public highway.	REF, Permission be refused for the following reasons:	20-Jul-2020	Loughborough Shelthorpe
P/20/0631/2	Householder	69 Lansdowne Drive Loughborough Leicestershire LE11 2BX	Single and two storey extension to rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2020	Loughborough Shelthorpe
P/20/0495/2	Full	153 Maple Road South Loughborough LE11 2JW	Change of use to mixed use residential and day nursery.	REF, Permission be refused for the following reasons:	29-Jul-2020	Loughborough Shelthorpe
P/20/0935/2	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:	31-Jul-2020	Loughborough Shelthorpe
P/20/0794/2	Householder	19 Allendale Road Loughborough Leicestershire LE11 2HX	Proposed erection of porch to front and retention of single storey rear extension extending beyond the side of main dwelling. (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Loughborough Shelthorpe
P/19/2596/2	Householder	15 Westfield Drive Loughborough LE11 3QJ	Removal of garage and the erection of a single storey extension to the side and canopy to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2020	Loughborough Southfields
P/20/0948/2	Householder	54 Mayfield Drive Loughborough LE11 2EB	Loft conversion of dwelling to include hip to gable extension to both sides of roof, raising of the ridge height and installation of rear facing dormer extension.	REF, Permission be refused for the following reasons:	31-Jul-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2582/2	Advert Consent	19 Market Street Loughborough LE11 3EP	Display of one internally illuminated fascia sign, one non-illuminated fascia sign and one internally illuminated projecting sign (Retrospective Application).	REF, Permission be refused for the following reasons:	05-Aug-2020	Loughborough Southfields
P/20/0710/2	Full	134 Park Road Loughborough LE11 2HH	Removal of condition 7 of application P/17/0594/2 regarding the occupants of the new dwelling being associated with the horticultural use of the land known as Park Road Nurseries.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Loughborough Southfields
P/20/0987/2	Householder	142 Forest Road Loughborough LE11 3NR	Two storey side & single storey rear extensions including demolition detached garage/store to existing house in multiple occupation (revised scheme, P/20/0436/2 refers).	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2020	Loughborough Southfields
P/20/0916/2	Full	Coach House 55-57 Park Road Loughborough Leicestershire LE11 2ED	Conversion and extension of Coach House to two residential dwellings (Use Class C3).	REF, Permission be refused for the following reasons:	13-Aug-2020	Loughborough Southfields
P/20/0916/2	Full	Coach House 55-57 Park Road Loughborough Leicestershire LE11 2ED	Conversion and extension of Coach House to two residential dwellings (Use Class C3).	REF, Permission be refused for the following reasons:	13-Aug-2020	Loughborough Southfields
P/20/0898/2	Full	Development Land At Site of former 5 Granby Street Loughborough LE11 3DU	Variation of conditions 6 & 10 of application P/17/0104/2 to update flood risk assessment.	GTDCON, Permission be granted subject to the following conditions:	14-Aug-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0124/2	Full	146 Knightthorpe Road Loughborough LE11 5JU	Variation of condition 2 (approved plans) of planning permission P/18/1105/2.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Loughborough Storer
P/20/0077/2	Full	16 Fearon Street Loughborough LE11 5DG	Insertion of roof lights to front and rear and single storey rear extension to existing house in multiple occupation. (revised scheme P/19/0159/2 refers)	GTDCON, Permission be granted subject to the following conditions:	07-Aug-2020	Loughborough Storer
P/20/0854/2	Householder	25 West Cross Lane Mountsorrel Leicestershire LE12 7BS	Proposed single storey infill extension to front of dwelling and side of garage.	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2020	Mountsorrel
P/20/0679/2	Full	Barrowcliffe Farm South Croxton Road Queniborough LE7 3RX	Change of use of agricultural land to mixed use agricultural and equestrian training & exercise area (Sui Generis use class) together with the erection of a timber outbuilding.	GTDCON, Permission be granted subject to the following conditions:	10-Jul-2020	Queniborough
P/20/0844/2	Full	Queniborough Equestrian Centre South Croxton Road Queniborough Leicestershire LE7 3RW	Variation of conditions 4 and 5 of application P/11/2473/2 regarding number of people receiving riding tuition & operating hours.	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2020	Queniborough
P/20/0785/2	Full	235 Loughborough Road Mountsorrel Leicestershire LE12 7AS	Change of use of meals on wheels centre to office (use class B1) including external alteration to windows & doors, removal of porch roof and creation of cycle & additional parking provision.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0545/2	Householder	71 Chaveney Road Quorn LE12 8AB	Two storey side extension including removal of existing garage, single storey rear extension and front porch extension.	GTDCON, Permission be granted subject to the following conditions:	12-Jul-2020	Quorn & Mountsorrel Castle
P/20/0868/2	Householder	4 Orchard Estate Quorn LE12 8DZ	Erection of timber outbuilding 3.85 metres in height and within 2 metres of a boundary in rear garden of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2020	Quorn & Mountsorrel Castle
P/20/0706/2	Householder	35 Station Road Quorn LE12 8BP	Erection of side boundary wall, replace existing front boundary wall and raise height; extension of existing dropped kerb & hard standing and the addition of window on side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2020	Quorn & Mountsorrel Castle
P/20/0832/2	Full	Land between Nos. 206 and 208 Loughborough Road Mountsorrel LE12 7AX	Variation of conditions 6 and 8 of application P/18/1032/2.	GTDCON, Permission be granted subject to the following conditions:	24-Jul-2020	Quorn & Mountsorrel Castle
P/20/0296/2	Householder	107 Leicester Road Quorn LE12 8BA	Proposed two storey extension to rear/side and single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Jul-2020	Quorn & Mountsorrel Castle
P/20/0412/2	Householder	24 Station Road Quorn LE12 8BS	Single storey extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2020	Quorn & Mountsorrel Castle
P/20/0207/2	Householder	The Kennels Huntsmans Close Quorn Leicestershire LE12 4AR	Erection of brick boundary wall and access gates, to a maximum height of 2.75 metres.	REF, Permission be refused for the following reasons:	03-Aug-2020	Quorn & Mountsorrel Castle
P/20/0763/2	Householder	27 The Pingle Quorn Leicestershire LE12 8FQ	Demolition of conservatory and erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2020	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0941/2	Householder	25 Mansfield Street Quorn LE12 8BE	Proposed single storey extension to side/rear of dwelling (revised scheme - P/19/2535/2 refers).	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Quorn & Mountsorrel Castle
P/19/2131/2	Householder	Hall House 21 Soar Road Quorn Leicestershire LE12 8BN	Two storey extension to rear of detached house and alterations to roof to provide loft conversion.	GTDCON, Permission be granted subject to the following conditions:	07-Aug-2020	Quorn & Mountsorrel Castle
P/20/0997/2	Householder	4 Gamble Way Quorn Leicestershire LE12 8UT	Single storey front and rear extensions to dwelling	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Quorn & Mountsorrel Castle
P/20/1035/2	Householder	1 The Sandhills Quorn Leicestershire LE12 8JG	Two storey extension to side and and single storey extension to front of semi-detached dwelling	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2020	Quorn & Mountsorrel Castle
P/20/0604/2	Householder	75 Mountsorrel Lane Rothley LE7 7PT	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2020	Rothley & Thurcaston
P/20/0856/2	Householder	31 Waterfield Road Cropston LE7 7HL	Single storey extension to front of dwelling and associated alterations.	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2020	Rothley & Thurcaston
P/20/0809/2	Full	73 Main Street Swithland Leicestershire LE12 8TG	Variation of conditions 2 & 3 of planning permission P/18/2178/2 relating to approved plans and materials.	GTDCON, Permission be granted subject to the following conditions:	23-Jul-2020	Rothley & Thurcaston
P/18/2194/2	Full	Land off Mountsorrel Lane Rothley Leicestershire	Erection of 39 Dwellings.	GTDCON, Permission be granted subject to the following conditions:	27-Jul-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0952/2	Householder	Temple Garth 76 Woodgate Rothley Leicestershire LE7 7LJ	Erection of boundary fencing	REF, Permission be refused for the following reasons:	04-Aug-2020	Rothley & Thurcaston
P/20/0720/2	Householder	2 Park Farm Mews Rothley LE7 7UN	Single storey rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Rothley & Thurcaston
P/20/0921/2	Householder	110 Station Road Cropston Leicestershire LE7 7HE	Erection of single storey extensions to side and rear of detached house and insertion of first floor window to rear.	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2020	Rothley & Thurcaston
P/20/0812/2	Full	4 Rowe Leyes Furlong Rothley LE7 7LS	Change of use of shrubland to C3 residential and erection of single storey garage.	REF, Permission be refused for the following reasons:	13-Aug-2020	Rothley & Thurcaston
P/20/1000/2	Equipment PD Notification	Cowhill Ashby Road East Shepshed Leicestershire LE12 9DJ	Upgrade of the existing telecommunication base station - existing 35m monopole to be replaced with another of same height and antennae to be replaced together with ancillary works.	ZAD, Advice given	08-Jul-2020	Shepshed East
P/19/0108/2	Full	1 Brook Street Shepshed Leicestershire LE12 9RE	Proposal to change use from Class A1 (Retail) to A5 (Hot Food Takeaway).	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2020	Shepshed East
P/20/0691/2	Full	37 Hall Croft Shepshed LE12 9AN	Retrospective application for change of use from A1 to A3.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Shepshed West
P/20/1118/2	Demolition Determination	31 Springfield Road Shepshed LE12 9QW	Demolition of former industrial building.	REQ, The submission of details are required to be submitted for approval by the Borough Council.	28-Jul-2020	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1054/2	Householder	4 Wightman Close Shepshed LE12 9NQ	Erection of single storey extension to side/rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	14-Aug-2020	Shepshed West
P/20/0847/2	Full	Sileby Mini-Market 2 Greedon Rise Sileby Leicestershire LE12 7TF	Retention of air conditioning units on roof of building and introduction of acoustic enclosures (Revised scheme - P/19/1889/2 refers).	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2020	Sileby
P/20/0630/2	Householder	19 Peashill Close Sileby Leicestershire LE12 7PT	Retention of two storey and single storey extension to rear of semi-detached dwelling (revised application P/16/1860/2 refers) (retrospective application).	GTDCON, Permission be granted subject to the following conditions:	07-Aug-2020	Sileby
P/20/1019/2	Full	151 Ratcliffe Road Sileby LE12 7PX	Change of use from dwelling house (Use Class C3) to a Children's Home to accommodate a maximum of 2 children 8-18years old (Use Class C2).	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2020	Sileby
P/20/1042/2	Householder	3 Marshall Avenue Sileby LE12 7QT	Single storey extension to rear of dwelling (revised scheme P/20/0723/2 refers)	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2020	Sileby
P/20/0232/2	Advert Consent	1193A Melton Road Syston Leicestershire LE7 2JT	Retention of two advertising signs on each side elevation of premises; 1x advertising fascia board and 1x advertising PVC banner. (Retrospective application).	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Syston East
P/20/0231/2	Full	1193A Melton Road Syston Leicestershire LE7 2JT	Change of use of existing retail premises to mixed use class: retail (use class A1), offices (use class B1) and beauty clinic & tattoo studio (use class Sui Generis). Retrospective Application.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2020	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0821/2	Householder	7 Chestnut Close Syston LE7 2PU	Erection of single storey front, side and rear extensions.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2020	Syston East
P/20/0890/2	Householder	5 Cherry Drive Syston LE7 2PT	Proposed two storey extensions to side and single to front and porch to front of dwelling.	REF, Permission be refused for the following reasons:	13-Aug-2020	Syston East
P/20/0634/2	Full	Seymour House Seymour Road Burton On The Wolds LE12 5AH	Conversion of existing dwelling and part conversion part re-build of existing outbuildings to create 6 no. dwellings. (Amended scheme of P/15/0177/2. & P/19/0452/2)	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2020	The Wolds
P/20/0774/2	Householder	20 Barrow Road Burton On The Wolds Leicestershire LE12 5TB	Two storey extension to rear and single storey extension to front of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	14-Aug-2020	The Wolds
P/20/0784/2	Householder	1A Rosedene Avenue Thurmaston Leicester LE4 8HR	First floor extension to create two storey dwelling, front porch extension and single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	10-Jul-2020	Thurmaston
P/20/0040/2	Full	34 Barkby Thorpe Lane Thurmaston LE4 8GP	Change of use to children's pre-school and after school club along with alterations to building.	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2020	Thurmaston
P/19/1106/2	Full	744/746A Melton Road Thurmaston Leicestershire LE4 8BD	Erection of four office buildings with ancillary parking	GTDCON, Permission be granted subject to the following conditions:	24-Jul-2020	Thurmaston
P/20/0727/2	Householder	10 Church Leys Avenue Rearsby LE7 4YF	First floor extension above existing dwelling together with two storey side extension and single storey front extension.	GTDCON, Permission be granted subject to the following conditions:	17-Jul-2020	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
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