



PLANS COMMITTEE

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

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To: Councillors Fryer (Chair), Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, 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, 29th October 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

21st October 2020

AGENDA

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

The Committee is asked to confirm as a correct record the minutes of the meeting held on 24th September 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS 6 - 87

A list of planning applications to be considered at the meeting is attached.

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS 88 - 102

A list of applications determined under powers delegated to officers since the last meeting is attached.

PLANS COMMITTEE 24TH SEPTEMBER 2020

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

Group Leader Development Management (JJ)
Team Leader Development Management (KB)
Principal Solicitor - Planning, Property and
Contracts
Senior Planning Officer (DL)
Democratic Services Manager (KW)
Democratic Services Officer (NA)
Information Development Manager (MG)

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.

22. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 27th August 2020 were confirmed as a correct record and signed.

23. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

24. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Grimley – a personal interest in application P/20/0712/2 was declared as he was a customer of the store and also knew one of the employees of a neighbouring business but advised the Committee that he came to the application with an open mind.
- (i) By Councillor Forrest – in relation to application P/20/1161/2 - will be speaking on the item in her capacity as the Ward Councillor and therefore will not be taking part in the item.

25. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 5 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/20/1079/2 and P/20/0295/2 were also submitted (also filed with these minutes).

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

- (i) Mr Richard Evetts (objector), Mr Darren Abbot (agent) and Ms Hellen Jarvis (Hoton Parish Council) in respect of application P/20/1079/2;
- (ii) Mr Darren McAuliffe (objector) and Ms Vivien Pipe (objectors) and Miss Karina Duncan (agent) in respect of application P/20/0829/2;
- (iii) Ms Kim (objector), Ms Alison Cook (neighbour) and Mr Robin Williams (agent) in respect of application P/20/0721/2.

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

- (i) Councillor Bokor in respect of application P/20/1079/2;
- (ii) Councillor Snartt in respect of application P/20/0829/2;
- (iii) Councillor Gerrard in respect of application P/20/0721/2;
- (iv) Councillor Forrest in respect of application P/20/1161/2.

Having made a disclosure under the Planning Guide of Good Practice Councillor Forrest withdrew from the virtual meeting during the consideration of application P/20/1161/2.

RESOLVED

1. that, in respect of application P/20/1079/2 (Hotton Store, Wymeswold Road, Hoton), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/20/0829/2 (11 Windmill Rise, Woodhouse Eaves), planning permission be refused as the Committee felt the application was an overdevelopment of the site and was out of character with the rest of the area and that:
 - (a) Officers be given delegated authority to devise the wording for the refusal.
3. that, in respect of application P/20/0721/2 (Aldi, 1169 Melton Road, Syston), planning permission be granted subject to the conditions, reasons and advice notes set out in the report and the additional conditions set out in the extras report of the Head of Planning and Regeneration and that:

(a) Delegated authority be given to officers to devise the wording for condition 2.

4. that, in respect of application P/20/1161/2 (18 Byron Street Extension, Loughborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.
5. that, in respect of application P/20/1027/2 (45 Seagrave Road, Sileby), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

26. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 24th August 2020 to 11th September 2020 was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next Council meeting 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 – 29 October 2020

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/19/1683/2	Davidsons Developments Ltd Peashill Farm Ratcliffe Road Sileby Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the erection of 170 dwellings	Grant Conditionally	7
2	P/19/2162/2	Davidsons Developments Ltd Peashill Farm Ratcliffe Road Sileby Erection of 31 dwellings and associated infrastructure	Grant Conditionally subject to S106	33
3	P/20/0587/2	Mr & Mrs Hobbs 23 Buddon Lane Quorn Erection of two detached dwellings following demolition of existing dwelling	Grant Conditionally	62
4	P/20/1181/2	Mr J Pu 30 Coniston Crescent Loughborough Two storey extension to side and single storey extension to rear of semi-detached dwelling used as a house in multiple occupation.	Grant Conditionally	78

Item No. 1

Application Reference Number P/19/1683/2

Application Type:	Reserved Matters	Date Valid:	11 th October 2019
Applicant:	Davidsons Developments Ltd		
Proposal:	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the Erection of 170 dwellings		
Location:	Peashill Farm Ratcliffe Road Sileby LE12 7QB		
Parish:	Sileby	Ward:	Sileby
Case Officer:	Lewis Marshall	Tel No:	07714846497

This item has been called in to be determined by the Plans Committee at the request of Cllr Paling.

This report should be read in conjunction with the associated report relating to application P/19/2162/2, which seeks full planning permission for 31 dwellings inset from the reserved matters application site.

Description of the Application

The application 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. Conversion of the farmstead and the construction of new buildings for community and commercial uses was granted Reserved Matters consent by the Plans Committee in August 2020 (application reference P/20/0089/2).

Outline planning permission was conditionally granted on the site for residential development of 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 layout, landscaping, scale and appearance of the residential development.

A further full planning application is under consideration (P/19/2162/2) which seeks to provide an additional 31 units within the site. The two applications are inextricably linked insofar as the layout of the site is considered and therefore whilst they are separate applications, both are to be determined concurrently.

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 as 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. However, as of 9th November 2020 the Core Strategy will be five years old and therefore the weight given to policy CS1 may be reduced accordingly.

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.

CS3 - Strategic Housing Needs supports an appropriate housing mix for the Borough and sets targets for affordable homes provision. In Sileby 30% affordable homes are sought on sites of 10 dwellings or more.

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

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

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

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 H4 – requires that at least 30% of homes on sites of 10 or more units should be affordable. The affordable housing should be made available as an integral part of the development, equivalent to the open market housing and be dispersed throughout the site as individual units, subject to a registered provider being prepared to deliver the units if applicable.

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

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 5: Delivering a sufficient supply of homes

The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 59). Local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required and set policies for meeting the need for affordable housing on site (paragraph 61). The NPPF notes that the supply of new homes can sometimes be best achieved through planning for larger scale development such as new settlements or extensions to existing villages

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

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Charnwood Design SPD (2020)

The adopted in 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 very limited weight.

Relevant Planning History

Reference	Description	Decision & Date
P/13/1889/2	Site for residential development of up to 284 dwellings with provision for access arrangements and public open space.	Refused 24/4/2015
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/20/0089/2	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the conversion of the existing farmstead.	Approved 2/9/2020

Responses of Statutory Consultees

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

Leicestershire County Council as Local Lead Flood Authority raises no objection following the submission of additional information including calculations, an Engineering Layout and written correspondence from Severn Trent Water confirming that it is acceptable to discharge into their asset. This additional information is sufficient for the LLFA at the Reserved Matters stage of the application. Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015. Accordingly, Leicestershire County Council as Lead Local Flood Authority (LLFA) advises

the Local Planning Authority (LPA) that the application documents as submitted are sufficient for the LLFA to support the approval of the reserved matters.

Historic England did not wish to make any comments or raise any objections

Environment Agency did not wish to make any comments or raise any objections

Other Comments Received

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

- CBC has 6.4 years' worth of land supply already.
- Design and layout and mix of houses.
- Overbearing Impact from development.
- Traffic issues on Ratcliffe Road.
- Building in open spaces
- No consideration of the Sileby Neighbourhood Plan has been taken into account on the following policy's
 - H3 Housing Mix
 - H4 Affordable Housing.
- He requests that the application is determined by the Plans Committee.

Sileby Parish Council requests that their comments be read in conjunction with their comments on application P/20/2162/2 and raises the following concerns about the application;

- The details of this reserved matters application are significantly adrift from the outline application and the conditions attached to that permission in terms of layout, character, scale and density.
- Concerns that the additional number of dwellings deviates from the terms set out in the outline application and the issues debated during the decision making process.
- Housing mix does not accord with the conditions placed on the outline permission and does not meet local need.
- Affordable housing clusters are too large and do not accord with policy H4 of the Neighbourhood Plan which should be given full weight
- The changes made in the reserved matters application, to the provision of long gardens, the orientation of housing, the reduction in bungalow numbers, the addition of more housing and subsequent loss of open space, have altered what originally approved as a landscape lead application.
- Requests to speak at the Plans Committee.

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

Charnwood Borough Council Private Sector Housing confirms that there are no comments or objections to the proposed application.

Charnwood Borough Council Open Spaces raises no objection following the submission of a revised site layout and landscaping plan which includes redistribution of the on-site

Open Space typologies to be provided within the Reserved Matters application site. The proposals accord with the outline permission and policy CS15 of the Core Strategy. A condition requesting details of fencing around the allotment land is recommended.

Charnwood Borough Council Affordable Housing Strategy Manager initially raised concerns that the clusters of affordable housing proposed did not accord with the guidance contained within the adopted housing SPD. Furthermore, the mix did not accord with the signed Section 106 agreement. The location, distribution and mix of affordable units were subsequently amended as part of the application and are now considered acceptable.

There has been 18 letters of objection received from residents raising the following concerns:-

- The proposed development will exacerbate traffic and parking issues on Ratcliffe Road
- Loss of green space and natural drainage
- Overlooking and loss of privacy
- Additional noise and disturbance
- High density development that doesn't respect the character of the area
- Impact on infrastructure and local service provision
- Traffic congestion issues during construction and road closures due to flooding
- Mix and tenure of affordable housing will increase crime
- Lack of bungalows
- Heights of buildings
- Overbearing impacts
- Loss of daylight
- Impact on the character and appearance of area and inappropriate use of materials
- Poor house type designs
- Increased risk of flooding
- The Reserved Matters application does not accord with the outline permission
- Lack of parking for new development
- Over development of the site
- The council should require planting on surrounding fields and the designation of a conservation area to prevent further development
- Concerns over landscape and boundary management responsibility
- Loss of trees and harm to wildlife
- Building on open countryside
- Loss of agricultural land
- Unsustainable location

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. However, there is no requirement for a reserved matters application to cover the whole of an outline site providing it meets with the spirit and purpose of that consent. It is often the case that separate parcels within an outline consent come forward at different times and that the details within these parcels may change from any illustrative version originally proposed. If any parameters within the outline are considered vital they are normally applied by way of a condition which equally applies to subsequent reserved matters. Such a condition would not, however, be binding upon a full application, such as that associated with this consent), and its need and purpose would stand to be reconsidered for that full application. Condition no. 3 of the outline planning permission states that the reserved matters “shall be in accordance with the principles set out on the indicative masterplan and goes on to set more specific principles within the subsequent bullet points. Condition 3 allows a wide measure of discretion for the Council in approving the reserved matters so long as the basic principles and parameters set by the conditions attached to the outline planning permission have been complied with. Furthermore, It is considered that the proposals in so far as they relate to the reserved matters proposals accord with those principles.

Officers have compared the indicative masterplan and its relevance to the submitted reserved matters application. The blocks of housing development, the position of roads, the position of the cemetery extension and allotments are as shown on the indicative masterplan. The position of open space and water attenuation features are largely in accordance with those areas shown on the indicative masterplan. Furthermore, the location of bungalows and large gardens as required by condition 3 has been amended through the application process and now accords with the outline permission. The key difference between the masterplan and the now proposed reserved matters layout is the position of open space and SUDS along the northern boundary to the rear of properties along Ratcliffe Road, which was shown to be housing on the masterplan. The redistribution of the SUDS and open space to this area of the site is as a result of the land naturally falling towards Ratcliffe Road, thus there is a need to drain the site at this point. However, as a matter of principle, it is not considered that such a change in the distribution of site uses would materially depart from the principles of the outline planning permission. Furthermore, there is a genuine technical reason for this change and the repositioning of housing away from the boundary of those properties that front Ratcliffe Road will be of benefit to existing residents and secures a more successful scheme overall when compared against the indicative masterplan.

In conclusion it is considered that it is lawful and permissible for the Council to grant reserved matters approval on the majority, but not the entire site. It is also lawful for a full application to be submitted (P/19/2162/2) and if granted, to co-exist with and be implemented in conjunction with the reserved matters approval in order to increase the total number of dwellings on the development site overall. The number of dwellings permitted by way of the reserved matters approval must not exceed the 170 units permitted by the outline permission, which it does not.

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 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 National Design Guide sets out important design characteristics which are integral to any development. Whilst this proposal must sit within the framework of the approved Design and Access statement which predates this document it is useful to briefly look at the proposal in terms of the 10 characteristics. The table below provides a short summary:

Characteristic	Assessment
Context	The surrounding context is mixed but defined by the site's edge of settlement location surrounding a Victorian farm complex, of which is to be retained and developed under a separate reserved matters permission granted for that parcel of the site. Due to the site's shape and position, it does not share a strong physical relationship with built development along Peashill Close or Ratcliffe Road. A soft lower density edge to the development where it borders open countryside is proposed.
Identity	The development achieves an identity which comes from the interaction of the elements within it. It is clearly contained by the green corridors and has been designed so that there are small character areas, (greens), within it. There are vistas towards adjoining green areas and dual aspect and taller buildings have been used to help define place.
Built Form	The development uses an outward facing block structure with interesting building orientation and small landscape features used to define nodes. Whilst the surrounding context requires a lower density at the site edges, it is walkable with a system of footways/cycleways.
Movement	The development has a clearly defined hierarchy for movement. There are distinct road types and various choices for connectivity are offered with a wide range of walkable networks around the site and onto Ratcliffe Road and potential for connectivity to the Cemetery.
Nature	Within the development and the surrounding infrastructure

	there are high quality greenspaces which perform a number of functions, including play and drainage.
Public Spaces	Small scale open spaces have been used around prominent junctions within the development to provide visual enjoyment. This is supplemented by larger scale open spaces which are multi-functional. The hierarchy of streets itself lends interest to public areas and the block structure ensures active frontage.
Uses	The residential development parcel is supplemented by the community/commercial uses within the agricultural complex as part of the outline permission. Walkable access to village services is provided.
Homes and Buildings	These are traditional family homes and as such do not contain any unique design features. The house types proposed meet with national guidance relating to internal space and provide outdoor areas and opportunities for storage
Resources	Whilst the details of construction are beyond the scope of this reserved matters the housing will be constructed to meet with Building Regulations part L. This emphasises efficient use of energy and uses a fabric first approach. The site will be drained via sustainable drainage
Life Span	The proposal is designed to be robust with traditional brick-built units and management proposals in place for communal areas.

In respect of the design; the layout, scale, appearance and landscaping it is considered that these reserved matters accord with policies CS2, EV/1 and G2. However, this is incumbent on the inset parcel of land subject to full application P/19/2128/2 being granted planning permission as the two parcels are mutually dependent and inextricably linked to ensure the overall success of the development and overall compliance with the design policies and guidance of the development plan. It is also considered that the proposed layout, landscaping, appearance and scale of development proposed as part of the reserved matters accords with the aspirations and spirit of the approved outline planning permission.

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.

Within the reserved matters area itself plots are orientated and spaced in a way that ensures there is adequate privacy, light and that private elevations and garages have a reasonable outlook. Guidelines set out within the SPD which supports the Development Plan are all met in this regard. There are some relationships within the blocks where side elevations are close to adjacent gardens but in these instances appropriate selection of house types has been used to ensure any potentially overlooking first floor windows only serve bathrooms or landings.

Local residents on Ratcliffe Road and Peashill Close have raised concerns that they would suffer from overbearing impacts of the development and a loss of privacy. The position of dwellings where they are close to or share a boundary with existing neighbouring properties are sufficiently distant in accordance with the separation distances advised by the Design SPD. Furthermore, properties along Peashill Close are positioned on higher ground, and due to the provision of long gardens, intervening hedgerow corridors and the positioning of bungalows, it is not considered that the proposals would result in unacceptable loss of privacy, light or result in overbearing impacts to existing residents along Peashill Close or Ratcliffe Road.

Some residents have raised concerns that the secondary pedestrian and cycle access along Ratcliffe road will cause noise and disturbance to the occupiers of adjacent properties. The principle of this secondary access has been approved as part of the outline planning permission. Notwithstanding this, the design is such that it will be overlooked to prevent crime and reduce the fear of crime and any amenity issues created by such issues. Furthermore, condition 14 of the outline planning permission requires details of lighting and boundary treatments prior to commencement of the development which will provide the local planning authority control over the design and securing effective mitigation for adjacent properties.

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 approved as part of the outline planning permission.

Housing Mix

Policy CS3 requires an appropriate level of affordable homes and a mix of type, tenure and size of home having regard to housing need and character of the area. CS3 seeks 30% affordable homes across the site and also a mix of type, tenure and size of home to meet local needs. Policy H4 of the Neighbourhood Plan states that the affordable housing should be made available as an integral part of the development, equivalent to the open market housing and be dispersed throughout the site as individual units. The Housing and Economic Development Needs Assessment (HEDNA) is the evidence base to support policy CS3 and identifies particular need across the borough. The Section 106 agreement tied to the outline permission requires 30% affordable units of a mix to be agreed.

In order to consider the proposal's compliance with housing mix policies, consideration of the entire site (the reserved matters for 170 units and full application for the additional 31 units) has been considered both individually and interdependently to ensure that each application when considered on its own, or when considering the wider development site as whole, the proposals are policy compliant. The mix proposed for market and affordable housing in respect of this 170 reserved matters application are set out below;

Open Market Housing

Size	No.	% Proposed	% HEDNA	Site wide %
1 bed	0	0	0-10%	0%

2 bed	17*	1.2%	25-35%	13.4%
3 bed	61**	51.2%	45-55%	52.4%
4+ bed	41	34.4%	10-20%	34.04%

*includes x 2 bungalows

**includes x 5 bungalows

Affordable Housing

Size	No.	% Proposed	% HEDNA	Site wide %
1 bed	8	16%	40-45%	13.3%
2 bed	31*	60%	20-25%	58.3%
3 bed	11	21%	25-30%	26.7%
4+ bed	1	2%	5-10%	1.7%

*includes 6 bungalows

Whilst the mix of open market housing above does not strictly accord with HEDNA, this needs to be considered in association with the housing mix proposed for the parcel of land subject to the additional 31 dwellings of which full planning permission is sought. When considering the two applications together, it is considered that a broadly HEDNA compliant mix is achieved, whilst the mix proposed still has regard for the character of the area and the need to achieve compliance with the design policies of the Development Plan.

In terms of the mix, location and distribution of the affordable housing, the housing SPD seeks to ensure the affordable housing is not distinguishable from the open market housing and should be in contiguous groups of no more than 10. The proposal complies with the housing SPD in this regard. Whilst the affordable housing mix does not strictly accord with HEDNA, this evidence base is a material consideration and not a determinative factor when considering housing mix. The Council's Affordable Housing Strategy Manager has requested the mix provided on the basis of local need, rather than borough wide need.

Policy H4 of the Sileby Neighbourhood Plan also requires that no two affordable units are positioned together on the site to ensure a cohesive and well balanced community. The Neighbourhood Plan does state that this requirement can be obviated should it be demonstrated that a registered provider would be unwilling to manage the units in this form. In the current market Registered Providers will tend to prefer the affordable housing to be in clusters rather than individual units dispersed throughout the development as this makes the housing easier to manage particularly when some units are sold as affordable home ownership or acquired through Right to Buy. However, the affordable housing should be an integral part of the development and be visually indistinguishable from the equivalent market housing. In this regard, East Midlands Housing (who are to be the registered provider to own and manage the affordable units) has confirmed that it would not be possible to manage the units in this way for the reasons stated above and the proposals before the Council are acceptable to them. In this regard, it is considered that the requirements of Policy H4 have been addressed and complied with. The Council's Affordable Housing Strategy Manager has been consulted on the proposals and supports the amount, mix, distribution and tenure proposed, which is in accordance with the S106 agreement secured under the outline planning permission.

Overall, when considering policies CS3, H4 and the Housing SPD it is considered that the proposal accords with the development in respect of housing mix.

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. Condition 4 of the outline planning permission seeks to ensure that a landscaping scheme is submitted as part of the reserved matters, not only to ensure the satisfactory appearance of the development, but also to protect wildlife.

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. It was considered that should a scheme be submitted that broadly accords with the aims and objectives of the design and access statement and the masterplan, a scheme could be delivered that would not result in an overall loss or harm to biodiversity. The layout and extensively planted landscaping scheme submitted includes numerous areas of formal and informal open space which are dual purpose to provide functional and attractive green infrastructure for both wildlife and residents in order to mitigate the impacts of the development on the loss of the arable field. Hedgerow buffers are also provided along the boundaries shared with properties along Peashill Close to allow wildlife corridors to develop once the development is complete and retention of the area of woodland to the south west of the site is retained and to be managed over the long term.

It is therefore considered that providing a condition is imposed requiring the development to be carried out in accordance with the submitted the proposals, the application will be acceptable in terms of its impact on wildlife and therefore accords with policies CS13, G2, ENV6 and the NPPF.

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. When consideration planning applications, the Local Highway Authority uses the guidance and standards contained within the Leicestershire Highways Design Guide (LHDG).

The main site access points off Ratcliffe Road has already been determined under planning application P/17/1578/2 as was the impact on the wider highway network considered and determined to be acceptable by the local highway authority.

Leicestershire County Council (Local Highway Authority) were consulted in connection with this reserved matters application. The consultation response originally received requested vehicular and pedestrian visibility splays to be improved, bend widening, speed control measures, footway provision, shared surface provision and bin collection points be provided or improved in accordance with LHDG standards. The application was subsequently amended and the LHA are satisfied the layout and highway design and is in accordance with the LHDG in respect of highway safety.

The Local Highway Authority have also reviewed the proposed parking provision and are satisfied there is sufficient parking associated with the proposed dwellings and is in general accordance with Highway Requirements Part 4 of the Leicestershire Highways Design Guide. It is confirmed therefore that the Local Highway Authority raise no objection in respect of the proposed development, although they have recommended a number of conditions. It is also recommended that the detailed design of the highway works will need to be amended in order to be considered for adoption. It has also been advised that should the scheme be as submitted be adopted, it would require the payment of a commuted sum to the county council which would be secured through the Section 38 technical approval process between the developer and the Local Highway Authority.

Overall, given the site specific circumstances outlined above, the Local Highway Authority do 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. Furthermore, it is considered that parking provision provided is in accordance with TR/18 and the Leicestershire Highways Design Guide.

Heritage

The impact on heritage was considered by officers and members at the time of the outline planning application being granted. The application site is not located within a conservation area and there are no designated heritage assets in close proximity. The site lies adjacent to Sileby cemetery and the application provides for an expansion of the cemetery grounds. The cemetery contains a small chapel which is included on Charnwood Borough Council's list of locally designated assets. Sileby Conservation Area lies approximately 500m to the west of the application site and, although it may be possible to appreciate aspects of the proposed development from within the conservation area, at the time of the determination of the outline planning application it was not considered that the development itself will impact upon the significance of the conservation area. This remains the case following the submission and consideration of the reserved matters application.

The proposed development does not result in any physical impact on the significance of the structure Sileby Cemetery Chapel (locally listed) but as the chapel can be viewed from the site, it can be considered as forming part of its setting.

It is considered that the design of the proposed development has responded to this by setting back the built form in order that the views of the chapel can be appreciated from within the open spaces. In addition, the orientation of the road and pathway network is such that the chapel becomes a focus for the development. As secured through the

outline planning application, the reserved matters also includes provision for the expansion of the cemetery to provide for additional burial spaces and this will help to mitigate any impact on the non-designated heritage asset.

Due to the distance of the development site from other listed buildings in Sileby, it is not considered that the significance of these assets or their settings will be affected by the reserved matters proposals.

In conclusion and in accordance with the guidance contained within the NPPF and Core Strategy Policy CS14 the proposed development will not cause either substantial or less than substantial harm to the significance of the designated and non-designated heritage assets and would be considered to be acceptable.

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 this 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: 1. A development of up to 170 dwellings in a housing mix to be agreed. 2. Retention and conversion of the existing farm buildings to Use Classes B1(a), D1 or D2 uses. 3. Bungalows of 1-1.5 storeys on the boundary with existing residential properties (with a minimum of 50% being single storey bungalows) 4. The provision and delivery of cemetery and allotment space 5. Sustainable Drainage provision including ponds and swales 6. The use of long gardens giving space for	Yes For this parcel only. 1. There are 170 dwellings proposed within the Reserved matters site. 2. approved under application P/20/0089/2. 3. Bungalows and 1.5 storey properties as required proposed along the southern boundary as shown on the indicative masterplan. 4. Space for cemetery expansion and allotments is proposed.

	<p>existing hedgerows.</p> <p>7. Appropriate stand-off, landscaping and mitigation to the Chapel building in the cemetery</p>	<p>5. Space for SUDS throughout the site and broadly in accordance with locations indicated on the indicative masterplan.</p> <p>6. Gardens on existing boundaries are spacious with hedgerows protected by fencing. – see condition 4 recommended below.</p> <p>7. Open Space proposed is focused around the cemetery building.</p>
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.	<p>Yes</p> <p>For this parcel only.</p>
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 the full nature and extent of any contamination of the site and the results of the investigation together with details of any remediation	No.

	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.
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 term design objectives, management responsibilities and maintenance schedules, including ecological measures for all landscape	No.

	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 started up or operational on the development site outside of these permitted hours.	No.

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. The housing mix is considered acceptable both in terms of meeting local need and respecting the character and appearance of the area.

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:-

Phasing Plan 1202_500 P01
Planning Layout 170 Plots - 1202_104 P11
Materials and Boundary Treatment Plan - 1202_200 P05
Soft Landscaping - GL 1193 901E
Soft Landscaping - GL 1193 902E
Soft Landscaping - GL 1193 903E
Soft Landscaping - GL 1193 904E
Soft Landscaping - GL 1193 905E
Soft Landscaping - GL 1193 906E
Play & Outdoor Fitness Proposals - GL1193 911/C
Landscape Management Scheme - GL1193C
E135-00-01C PRELIM FFL - E135-00-01 C

E135-00-02C PRELIM FFL - E135-00-02 C
E135-00-03C PRELIM FFL - E135-00-03 C
E135-00-04C PRELIM FFL - E135-00-04 C
E135-20-20C CROSS SECTION E135-20-20 C
E135-20-21A CROSS SECTION E135-20-21 A
1202_801 Street Scene1202_801A
1202_802 Street Scene 1202_802 A
Sileby_Plot 124 & 161
DB22V-3 (AS)
DB22V-3 (OP)
DH200GE-4 (AS)
DH200GE-4 (OP)
DH200GI-4 (AS)
DH201B-4 (AS)
DB311V-4 (AS)
DH301GE-4 (AS)
DH301GE-4 (OP)
Plot 161 DH302GE-4 (OP) (Plot Specific)
DH302GE-4 (AS)
DH302GE-4 (OP)
DH302GI-4 (AS)
DH302GI-4 (OP)
DH308GE-4 (AS)
DH308GE-4 (OP)
DH313B-4 (AS)
DH313B-4 (OP)
DH313R-4 (OP)
DH314G-4 (OP)
DH318B-4 (AS)
DH318B-4 (OP)
DH320R-4 (AS)
DH320R-4 (OP)
DH330G-4 (AS)
DH330V-4 (OP)
DH342G-4 (AS)
DH342G-4 (OP)
DH404G-4 (OP)
DH404GH-4 (AS)
DH409GH-4 (AS)
DH409GH-4 (OP)
DH412G-4 (OP)
DH414GH-4 (OP)
DH418V-4 (AS)
DH425G-4 (OP)
DH427B-4 (AS)
DH427B-4 (OP)
DH430B-4 (AS)
DH430B-4 (OP)
DH430R-4 (OP)
DH434B-4 (AS)

DH434B-4 (OP)
 DH434R-4 (AS)
 DH434R-4 (OP)
 DH501G-4 (AS)
 DH501G-4 (OP)
 DH532V-3 (AS)
 DH532V-3 (OP)
 SH16B-4 (AS)
 SH16B-4 (OP)
 SB21V-3 (AS)
 SB21V-3 (OP)
 AB210B-4 (AS)
 AB210B-4 (OP)
 DH291GE-4 (AS)
 DH291GE-4 (OP)
 DH291GI-4 (AS)
 DH291GI-4 (OP)
 DH291GG-4 (AS)
 DH291GG-4 (OP)
 DH391GE-4 (AS)
 DH391GE-4 (OP)
 DH391GI-4 (OP)
 AH41BI-4 (AS)
 DG23-3
 LG1-4
 LG4-4
 LG10-4
 SG1-4
 SG4-4
 SG10-4

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

2. Notwithstanding the submitted plans, any garage doors shall be set back from the highway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors/ 6.1 metres for up-and-over doors / 6.5 metres for doors opening outwards and thereafter shall be so maintained.

REASON: To enable a vehicle to stand clear of the highway whilst the garage / car port doors are opened/closed, to protect the free and safe passage of traffic, including pedestrians, in the public highway, to ensure that adequate off street parking provision is available to reduce the possibility of on street parking problems locally and in accordance with the National Planning Policy Framework (2019).

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

drawing number 1202_104 Revision P09. 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).

4. The means of enclosure to the rear of plots 140-145, and to the side of plots 118, 129, 130, 137 and 138, in addition to the means of enclosure to the rear of plots 7-10 and to the side of plots 1 and 6 shall be retained and not be removed or altered without the prior written consent of the local planning authority.

REASON: to protect the existing hedgerow and landscaped buffers from encroachment or loss in order to ensure continued compliance with conditions CS2 and CS13 of the Core Strategy.

5. Notwithstanding what is shown on the approved plans, details of the boundary treatment and means of enclosure to be used to secure the allotment site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and provided prior to its first use.

REASON: to ensure the allotment site can be suitably secured and available for use in accordance with policy CS15 and to ensure the design accords with policy CS2 of the Core Strategy

6. The development hereby permitted shall be carried out in phases in accordance with the submitted Phasing Plan 1202_500 P01 unless otherwise agreed in writing by the local planning authority.

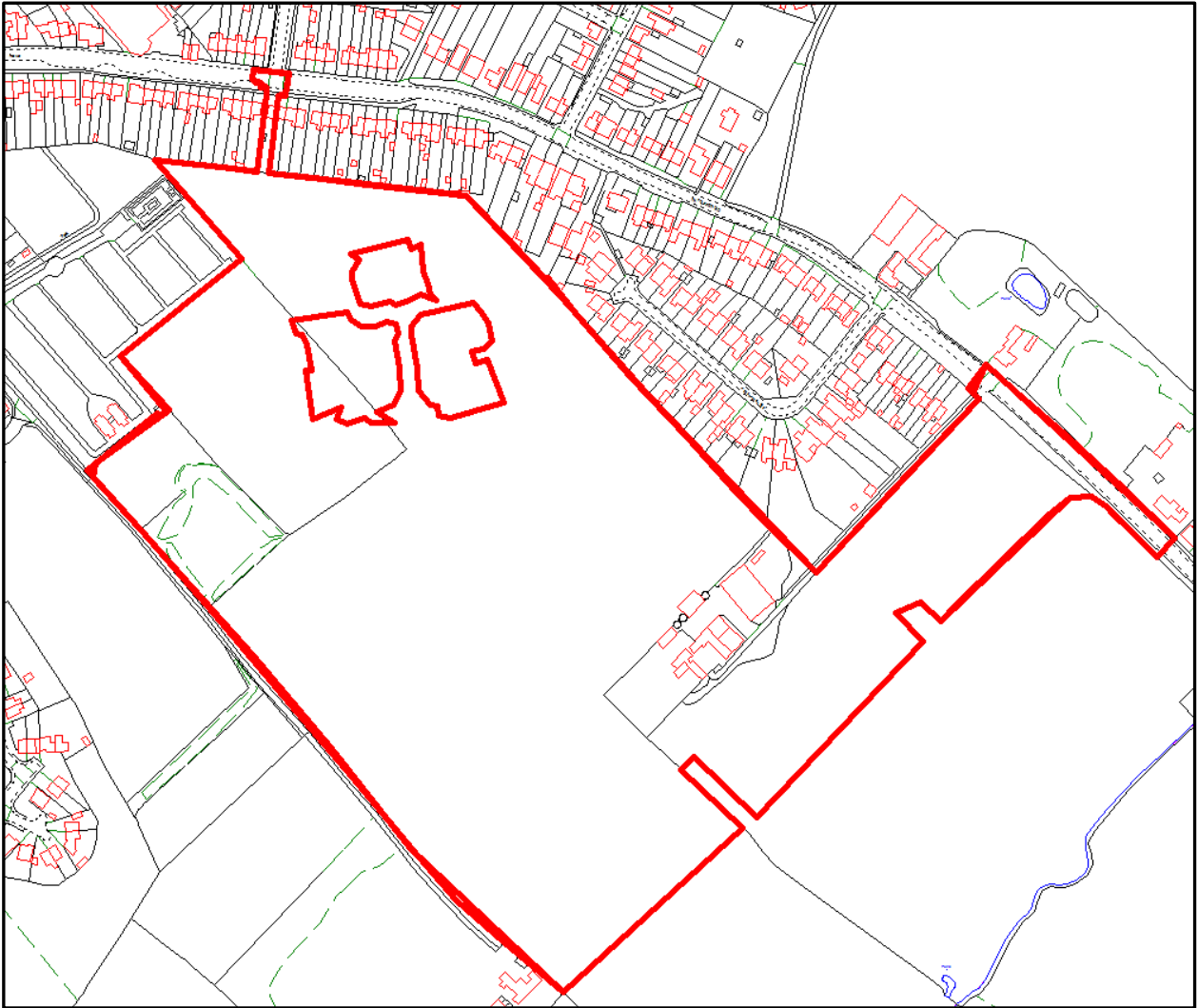
REASON: to ensure the residential plots are delivered concurrently with the necessary infrastructure

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 policies CS2, CS3, CS13, CS16, EV/1, TR18, G2, H3, H4 and ENV6 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.
4. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. 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>

If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance.



Item No. 2

Application Reference Number P/19/2162/2

Application Type:	Full	Date Valid:	18 th October 2019
Applicant:	Davidsons Developments Ltd		
Proposal:	Erection of 31 dwellings and associated infrastructure		
Location:	Peashill Farm Ratcliffe Road Sileby LE12 7QB		
Parish:	Sileby	Ward:	Sileby
Case Officer:	Lewis Marshall	Tel No:	07714846497

This item has been called in to be determined by the Plans Committee at the request of Cllr Paling.

This report should be read in conjunction with associated report relating to application P/19/1683/2 which seeks reserved matters approval of the layout, landscaping, scale and appearance for 170 dwellings outside of but adjoining the application site.

Description of the Application

The application comprises three parcels 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 wider 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. Conversion of the farmstead and the construction of new buildings for community and commercial uses has been granted Reserved Matters consent by the Plans Committee in August 2020 (application reference P/20/0089/2).

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.

This application seeks full planning permission for 31 dwellings within three small parcels of land inset from the reserved matters application site. The parcels would be served by vehicular access from Ratcliffe Road which was approved under the outline permission granted for the wider development site. The internal road and footpath network considered under the adjacent reserved matters development would serve the additional 31 plots proposed as part of this planning application. The two applications are inextricably linked insofar as the layout of the site is considered and therefore, whilst they are separate applications, both are to be determined concurrently.

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. However, as of 9th November 2020 the Core Strategy will be five years old and therefore the weight given to policy CS1 may be reduced accordingly.

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

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

CS3 - Strategic Housing Needs supports an appropriate housing mix for the Borough and sets targets for affordable homes provision. In Sileby 30% affordable homes are sought on sites of 10 dwellings or more.

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

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

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

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 ST/2 – 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 set out in the Local Plan.

Policy EV/1 - deals with all new development 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 H2: Windfall Development - Residential development on infill and redevelopment sites within the settlement boundary will be supported where the development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Sileby or where the site is closely surrounded by existing buildings;
- b) Respects the shape and form of Sileby in order to maintain its distinctive character and enhance it where possible;
- c) Retains existing important natural boundaries such as trees, hedges and streams;
- d) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling (s); and
- e) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Charnwood Borough Council Planning Guidance.

Policy H3: Housing Mix - proposals should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and sizes that reflect local need. Developers are encouraged to construct to building regulations 2015 M4(2) and M4(3).

Policy H4: Affordable Housing – requires that at least 30% of homes on sites of 10 or more units should be affordable. The affordable housing should be made available as an integral part of the development, equivalent to the open market housing and be dispersed throughout the site as individual units, subject to a registered provider being prepared to deliver the units if applicable.

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.

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 5: Delivering a sufficient supply of homes

The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 59). Local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required and set policies for meeting the need for affordable housing on site (paragraph 61). The NPPF notes that the supply of new homes can sometimes be best achieved through planning for larger scale development such as new settlements or extensions to existing villages

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 11: Making effective use of land

Paragraph 117 states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

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

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Charnwood Design SPD (2020)

The adopted in 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 very limited weight.

The Community Infrastructure Levy Regulations 2010 (CIL) (as amended)

The Regulations set out the process and procedure relating to infrastructure requirements. Regulation 122 states that it must relate in scale and kind to the development. Regulation 123 precludes repeat requests for funding of the same items (pooling). The Community Infrastructure Levy (CIL) places the Government's policy tests on the use of planning obligations into law. It is unlawful for a planning obligation to be a reason for granting planning permission when determining a planning application for a development, or part of a development, that is capable of being charged CIL, whether or not there is a local CIL in operation, if the obligation does not meet all of the following tests:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development.

S106 Developer Contributions Supplementary Planning Document (2007)

This supplementary planning document (SPD) sets out the circumstances which might lead to the need for a contribution to the provision of infrastructure, community services or other facilities. However, recent appeal decisions have confirmed that Inspectors will not support obligations (even if agreed by the appellant) unless the planning authority can demonstrate that they are specifically related to the proposed development. Regulation 122 of the CIL Regulations introduced on the 6 April 2010 prescribes the limitations on the use of planning obligations. Accordingly it is unlawful for a planning obligation to be taken into account when determining a planning application for a development that does not meet all of the following tests:

1. It is necessary to make the development acceptable in planning terms
2. It is directly related to the development
3. It is fairly and reasonably related in scale and kind to the development

Relevant Planning History

Reference	Description	Decision & Date
P/13/1889/2	Site for residential development of up to 284 dwellings with provision for access arrangements and public open space.	Refused 24/4/2015
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/19/1683/2	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the Erection of 170 dwellings	Pending consideration
P/20/0089/2	Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the conversion of the existing farmstead.	Approved 2/9/2020

Consultation Responses

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. Requests are made for financial contributions towards Travel Packs and Bus passes for new residents.

Leicestershire County Council as Local Lead Flood Authority raises no objection following the submission of additional information including calculations, an Engineering Layout and written correspondence from Severn Trent Water confirming that it is acceptable to discharge into their asset. This additional information is sufficient for the LLFA and recommends a number of conditions are imposed to any permission should it be granted.

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

- The council has a 5.52 years housing land supply and the additional 31 homes are not needed to meet local need
- The proposal represents an increase in homes of 18% on the already approved development at Peashill Farm which is adrift from what was previously granted planning permission and would diminish the landscape lead approach to the original application.
- Granting permission of further development in Sileby would go against previous assurances that Sileby would not see any further housing development
- Additional homes would increase scale and density of development
- Additional traffic going into Sileby with junctions at capacity
- Additional building in the open countryside
- Development would conflict with policy H4 of the Sileby Neighbourhood Plan

Sileby Parish Council requests that their comments be read in conjunction with their comments on application P/20/2162/2 and raises the following concerns about the application;

- The Peashill Farm development was granted outline permission for up to 170 dwellings, this application for an additional 31 dwellings is not in accordance with the terms of the outline permission

There is no clear need for additional development in Sileby at this point in time as the anticipated scale of development has already been met borough wide (CBC can demonstrate a 5.52 year supply of housing as of March 31st, 2020 and has more than met the Government Housing Delivery Test 2018-2019).

- Sileby has taken responsibility to plan for future development on a scale which has taken into account existing housing commitments, including the outline permission for up to 170 dwellings on this development. The Sileby Neighbourhood Plan (SNP) has allocated reserve sites to meet this need. The extension to this site was not proposed for consideration as a reserve site and it has not been allocated. The application is in conflict with SNP Policy H1 Reserve Sites.

- The proposal does not meet the criteria required to be classed as a windfall site this is because it is already allocated as available for development (Outline permission P/17/1578/2), it has not been previously developed and nor is it infill development. Therefore it is in conflict with SNP Policy H2 for Windfall Development.
- The location of affordable housing which when combined with the proposed affordable housing provision set out in the Reserved Matters application P/19/1683/2, would result in a sizeable cluster of affordable housing within the development contrary to Policy H4.
- The proposal would have an adverse impact on the setting of Sileby Cemetery Chapel Building a locally designated heritage asset and the wider views. The built form of this proposal does not provide a harmonious extension to the existing settlement edge which at the moment is rural in character. The addition of an extra 31 dwellings has resulted in increased density of housing, less landscaping and loss of a key view into and out of the site.
- Requests to speak at plans committee

Charnwood Borough Council Environmental Protection Officer confirms that no objection to the application is raised but suggests that a condition is imposed on any permission requiring that a ground contamination investigation be carried out prior to the commencement of development and any remediation works recommended shall be implemented and verified prior to occupation.

Charnwood Borough Council Open Spaces Raises no objection following the submission of revised layout plan, which includes redistribution of the on-site open space typologies to be provided on the adjacent Reserved Matters Application. It is confirmed that the on-site open space provided within the wider site meets the needs of the adjacent reserved matters development in addition to the additional 31 units proposed as part this application. The majority of the open space is to be delivered within phase 2 of the development and should therefore be in place prior to the commencement of this development and therefore will be provided concurrent with occupation. A contribution of £43,268.73 towards off site outdoor sports facilities is requested.

Charnwood Borough Council Affordable Housing Strategy Manager requested 7 affordable rent and 2 shared ownership dwellings. Initially raised concerns that the clusters of affordable housing proposed did not accord with the guidance contained within the adopted housing SPD. The location, distribution and mix of affordable units were subsequently amended as part of the application and are now considered acceptable.

NHS West Leicestershire CCG requests £14,395.92 towards improving capacity at The Banks and Highgate surgeries to mitigate the impacts of the development on service provision.

Leicestershire County Council Developer Contributions makes requests for the following contributions:

- £1602.00 towards improving capacity at Mountsorrel Household Waste and Recycling Centre
- £940 towards improving user capacity at Sileby public Library
- £135,705.60 towards improving primary education provision and capacity at Highgate Primary school, or any other primary school within the locality.

NHS University Hospitals Leicester requests £13,805.00 towards gap funding to improve the capacity of secondary and tertiary healthcare at University Hospitals Leicester.

There have been 28 letters of objection received from residents raising the following concerns:

- The proposed development will exacerbate traffic and parking issues on Ratcliffe Road
- Loss of green space and natural drainage
- Overlooking and loss of privacy
- Additional noise and disturbance
- High density development that doesn't respect the character of the area
- Impact on infrastructure and local service provision
- Traffic congestion issues during construction and road closures due to flooding
- Mix and tenure of affordable housing will increase crime
- Lack of bungalows
- Heights of buildings
- Overbearing impacts
- Loss of daylight
- Impact on the character and appearance of area and inappropriate use of materials
- Poor house type designs
- Increased risk of flooding
- The Reserved Matters application does not accord with the outline permission
- Lack of parking for new development
- Over development of the site
- The council should require planting on surrounding fields and the designation of a conservation area to prevent further development
- Concerns over landscape and boundary management responsibility
- Loss of trees and harm to wildlife
- Building on open countryside
- Loss of agricultural land
- Unsustainable location

All the responses received can be read in full at www.charnwood.gov.uk

Consideration of the Planning Issues

The principle of residential development on the site has been 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 for a development of 170 dwellings.

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

- The Principle of Development
- Design and Layout and the impact on the character of the area
- The Impact on Residential Amenity
- Impact on Ecology

- Highway Safety
- Heritage
- Developer Contributions

The Principle of Development

The principle of development is guided by local plan policies CS1 of the Charnwood Local Plan Core Strategy (2015) and saved policy ST/2 of the Borough of Charnwood Local Plan (2004). These policies generally restrict development outside of the defined boundary limits to development and within the countryside. Whilst saved policy ST/2 remains as a saved policy, the limits to development are now considered up to date as defined within the recently adopted Neighbourhood Plan. The limits to development have been amended to incorporate the permitted outline development that surrounds the site. It is therefore considered that the site is within the built up area of the village and it is also within the settlement limits as defined by the Sileby Neighbourhood Plan. Policy H2 also supports windfall housing development on sites which haven't previously been identified in a local or neighbourhood plan. Policy H2 supports sites within the built-up area of Sileby or where the site is closely surrounded by existing buildings.

Policy CS1 of the Core Strategy sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. Sileby is defined as a Service Centre, a settlement that has access to a good range of services or facilities compared to other settlements.

Policy CS1 represents the strategic vision of the borough and is an expression of a sustainable growth pattern. It takes the form of a hierarchical, sequential approach guiding development first to the northern edge of Leicester, then to Loughborough and Shepshed before directing development to Service Centre's such as Sileby, and then Other Settlements. In doing so it provides for at least 3000 new homes within or adjoining Service Centres between 2011 and 2028.

In the period between the base date of 2011 and the latest full monitoring period of 31st March 2020 approximately 4,363 homes have been committed within Service Centre Settlements; 45% more homes than provided for in the Core Strategy for Service Centre's.

The Council is also able to demonstrate that it has a 5.52 years supply of housing at the current time. However, as of 9th November 2020 the Core Strategy will be five years old and the five year supply position of the Council is likely to be reduced. The anticipation of a shortfall in the supply of housing is a material consideration in the determination of this application.

However, the supporting text to policy CS1 is clear that small scale development within settlement limits and within the built up area of the settlement will be supported. 31 units in the context of Sileby, which is a large village, is considered to be small scale. Furthermore, the site is within the limits to development and is within the built up area as it is surrounded by existing or committed residential development. It is therefore concluded that whilst the development would result in an additional 31 units within this tier of the settlement hierarchy, the additional amount is considered small scale and therefore broadly complies with policy CS1. Furthermore, the Sileby Neighborhood Plan provides support for windfall development where it is within the settlement limits. The principle of

development is considered to be acceptable in accordance with Policy CS1 of the Core Strategy and policies G1 and H2 of the Sileby Neighbourhood Plan.

The principle of development is considered acceptable on the provision that the adjacent reserved matters application P/19/1683/2 is approved. Given the application's reliance on the reserved matters application to be acceptable in terms of its location, infrastructure and design, if the reserved matters application is refused, then contrary to officers recommendation, officers would consider this application to be unacceptable and recommendation C is made below in such event.

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 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 National Design Guide sets out important design characteristics which are integral to any development. It is considered that this proposal must sit within the framework of the approved Design and Access statement and rationale for the wider site under consideration for the adjacent Reserved Matters. An assessment of the proposed 31 units as standalone application and in context of the surrounding Reserved Matters development is set out below in consideration of the proposal in terms of the 10 characteristics. The table below provides a short summary:

Characteristic	Assessment
Context	The existing surrounding context is mixed but defined by the site's edge of settlement location surrounding a Victorian farm complex, of which is to be retained and developed under a separate reserved matters permission granted for that parcel of the site. Due to the site's shape and position, it does not share a strong physical relationship with built development along Peashill Close or Ratcliffe Road. The three land parcels subject to this full planning application relate in form, layout and scale to the adjacent proposed reserved matters but would clearly be out of context in isolation.
Identity	The wider development achieves an identity which comes from the interaction of the elements within it. It is clearly contained by the green corridors and has been designed so that there are small character areas, (greens), within it. There are vistas towards adjoining green areas and dual aspect and taller buildings have been used to help define place. The additional 31 units, whilst contained by the reserved matters, still interacts with green space and is coherent with the rest of the proposed development.
Built Form	The development uses an outward facing block structure with interesting building orientation and small landscape features used to define nodes. Whilst the surrounding context requires

	a lower density at the site edges, it is walkable with a system of footways/cycleways. The proposed 31 units are similar in form and characteristics to the rest of the site, set in perimeter blocks facing onto roads, private driveways or footpaths within the Open Space.
Movement	The wider development has a clearly defined hierarchy for movement on which the land parcels would rely. There are distinct road types and various choices for connectivity adjoining the proposed land parcels are offered with a wide range of walkable networks around the wider site and onto Ratcliffe Road and potential for connectivity to the Cemetery.
Nature	Within the wider development and adjoining the land parcels, there are high quality greenspaces which perform a number of functions, including play and drainage.
Public Spaces	Small scale open spaces have been used around prominent junctions within the development to provide visual enjoyment. This is supplemented by larger scale open spaces which are multi-functional. The hierarchy of streets within and adjoining the site itself lends interest to public areas and the block structure ensures active frontage.
Uses	The wider residential development parcel is supplemented by the community/commercial uses within the agricultural complex secured as part of the outline permission. Walkable access to village services is provided.
Homes and Buildings	These are traditional family homes and as such do not contain any unique design features. The house types proposed meet with national guidance relating to internal space and provide outdoor areas and opportunities for storage and off street parking.
Resources	Whilst the details of construction are beyond the scope of application the housing will be constructed to meet with Building Regulations part L. This emphasises efficient use of energy and uses a fabric first approach. The site will be drained via sustainable drainage
Life Span	The proposal is designed to be robust with traditional brick-built units and management proposals in place for communal areas.

Concerns have been raised that the additional dwellings significantly increase the density of the development and would cause harm to the character of the area. The total site area measures 13.32 hectares. The density of the approved 170 dwellings equated to 12.7 dwellings per hectare which when considered cumulatively with the additional 31 dwellings proposed as part of this application, the increased density of the site considered overall is 15.09 dwellings per hectare. This is still considered to be a low density development overall, and given the position of the additional 31 units being located away from countryside edges, it is not considered that the proposal would cause any greater harm to the character and appearance of the area than was granted under the outline planning permission.

In respect of the design; the layout, scale, appearance and landscaping it is considered that when considered in the context of the adjacent reserved matters application, the proposal accords with policies CS2, EV/1 and G2. However, this is incumbent on the wider reserved matters application being permitted and implemented as the two parcels are mutually dependent and inextricably linked to ensure the overall success of the development and overall compliance with the design policies and guidance of the development plan. Should the reserved matters application be refused, the proposed application as a standalone development would not accord with the above mentioned design policies. In the event that the reserved matters is refused by members, recommendation C set out below suggests reason to refuse the application on account of its isolated layout, location and lack of infrastructure.

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.

Within the three land parcels subject to this full application, plots are orientated and spaced in a way that ensures there is adequate privacy, light and that private elevations and garages have a reasonable outlook. Guidelines set out within the SPD which supports the Development Plan are all met in this regard. There are some relationships within the blocks where side elevations are close to adjacent gardens but in these instances appropriate selection of house types has been used to ensure any potentially overlooking first floor windows only serve bathrooms or landings. Due to the distances of the three land parcels subject of this application to existing neighbouring properties on either Ratcliffe Road or Peashill Close, it is not considered that the development would directly impact any nearby residents in terms of overlooking, loss of privacy or over dominance. The impact of the wider development on existing nearby residents in these regards is considered under application P/19/1683/2.

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 approved as part of the outline planning permission.

Housing Mix

Policy CS3 requires an appropriate level of affordable homes and a mix of type, tenure and size of home having regard to housing need and character of the area. CS3 seeks 30% affordable homes across the site and also a mix of type, tenure and size of home to meet local needs. Policy H4 of the Neighbourhood Plan states that the affordable housing should be made available as an integral part of the development, equivalent to the open market housing and be dispersed throughout the site as individual units. The Housing and Economic Development Needs Assessment (HEDNA) is the evidence base to support policy CS3 and identifies particular need across the borough.

In order to consider the proposals compliance with housing mix policies, consideration of the entire site (the reserved matters for 170 units and full application for the additional 31 units) has been considered both individually and interdependently to ensure that each application when considered on its own, or when considering the wider development site as whole, the proposals are policy compliant. The mix proposed for market and affordable housing in respect of this full application for 31 units are set out below;

Open Market Housing

Size	No.	% Proposed	% HEDNA	Site wide %
1 bed	0	0	0-10%	0%
2 bed	2	10%	25-35%	13.4%
3 bed	13	59%	45-55%	52.4%
4+ bed	7	31%	10-20%	34.4%

Affordable Housing

Size	No.	% Proposed	% HEDNA	Site wide %
1 bed	0	0%	40-45%	13.3%
2 bed	4	44.4%	20-25%	58.3%
3 bed	5	55.5%	25-30%	26.7%
4+ bed	0	0%	5-10%	1.7%

Whilst the mix of open market housing above does not strictly accord with HEDNA, this needs to be considered in association with the housing mix proposed for the parcel of land subject to the 170 dwellings of which reserved matters approval is sought. When considering the two applications together, it is considered that a broadly HEDNA compliant mix is achieved, whilst the mix proposed still has regard for the character of the area and the need to achieve compliance with the relevant design policies of the Development Plan.

In terms of the mix, location and distribution of the affordable housing, the housing SPD seeks to ensure the affordable housing is not distinguishable from the open market housing and should be in contiguous groups of no more than 10. The proposal complies with the housing SPD in this regard. Whilst the affordable housing mix does not strictly accord with HEDNA, this evidence base is a material consideration and not a determinative factor when considering housing mix. The Councils Affordable Housing Strategy manager has requested the mix provided on the basis of local need, rather than borough wide need. Policy H4 of the Sileby Neighbourhood Plan also requires that no two affordable units are positioned together on the site to ensure a cohesive and well balanced community. The Neighbourhood Plan does state that this requirement can be obviated should it be demonstrated that a registered provider would be unwilling to manage the units in this form. In the current market Registered Providers will tend to prefer the affordable housing to be in clusters rather than individual units dispersed throughout the development as this makes the housing easier to manage particularly when some units are sold as affordable home ownership or acquired through Right to Buy. However, the affordable housing should be an integral part of the development and be visually indistinguishable from the equivalent market housing. In this regard, East Midlands Housing who are to be the registered provider to own and manage the affordable units has confirmed that it would not be possible to manage the units in this

way for the reasons stated above and the proposals before the council are acceptable to them. In this regard, it is considered that the requirements of Policy H4 have been addressed and complied with. The Council's Affordable Housing Strategy Manager has been consulted on the proposals and supports the amount, mix, distribution and tenure proposed, which is in accordance with the S106 agreement secured under the outline planning permission and meets local need at the current time.

Overall, when considering policies CS3, H4 and the Housing SPD it is considered that the proposal accords with the development in respect of housing mix.

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. Condition 4 of the outline planning permission seeks to ensure that a landscaping scheme is submitted as part of the reserved matters, not only to ensure the satisfactory appearance of the development, but also to protect wildlife. While the land parcels subject to this full application do not contain any significant landscaping areas or open space, the impacts of the development will be mitigated by virtue of the conditions attached to the outline permission and the subsequent landscaping scheme submitted and approved for the wider site. For this reason it is recommended that the Section 106 Legal Agreement precludes any dwelling permitted by way of this particular consent from being occupied until necessary supporting infrastructure delivered by way of the surrounding outline/reserved matters is delivered.

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. It was considered that should a scheme be submitted that broadly accords with the aims and objectives of the design and access statement and the masterplan, a scheme could be delivered that would not result in an overall loss or harm to biodiversity. The layout and extensively planted landscaping scheme submitted as part of the adjacent reserved matters application includes numerous areas of formal and informal open space which are dual purpose to provide functional and attractive green infrastructure for both wildlife and residents in order to mitigate the impacts of the overall development on the loss of the arable field. Hedgerow buffers are also provided along the boundaries shared with properties along Peashill Close to allow wildlife corridors to develop once the development is complete and retention of the area of woodland to the south west of the site is retained and to be managed over the long term. The application has been supplemented by an addendum report and updated ecological survey which confirms that no additional enhancement or offsetting measures are required as a result of the additional 31 units proposed.

It is therefore considered the application, when considered in the context of the adjacent reserved matters application, will be acceptable in terms of its impact on wildlife and therefore accords with policies CS13, G2, ENV6 and the NPPF.

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. When consideration planning applications, the Local Highway Authority uses the guidance and standards contained within the Leicestershire Highways Design Guide (LHDG). In order to assess the impact of the additional 31 units on the wider highway network, an additional technical note has been submitted to supplement the Transport Assessment submitted and approved as part of the Outline application. The submitted supplementary technical note considers the number of trips generated by the development and junction capacity assessments.

The main site access points off Ratcliffe Road has already been determined under planning application P/17/1578/2 as was the impact on the wider highway network considered and determined to be acceptable by the local highway authority. In terms of considering the additional vehicular movements arising from the proposed 31 units, vehicle trips are calculated to 16 two-way trips in the AM Peak and 15 two-way trips in the PM peak.

Leicestershire County Council (Local Highways Authority) were consulted in connection with this full planning application. The LHA are satisfied with the trips produced by the additional proposed development as they are under 30 two-way trips, which will not lead to an added strain on the permitted access or the wider highway network. It is considered that the when considering the cumulative impact of both developments, the impact would not be unacceptable or severe in accordance with paragraph 109 of the National Planning Policy Framework. The consultation response originally received requested for vehicular and pedestrian visibility splays to be improved, bend widening, speed control measures, footway provision, shared surface provision and bin collection points be provided or improved in accordance with LHDG standards. The application was subsequently amended and the LHA are satisfied the layout and highway design and is in accordance with the LHDG in respect of highway safety.

The Local Highways authority have also reviewed the proposed parking provision and are satisfied there is sufficient parking associated with the proposed dwellings 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 raise no objection in respect of the proposed development, although they have recommended a number of conditions. It is also recommended that the detailed design of the highway works will need to be amended in order to be considered for adoption. It has also been advised that should the scheme be as submitted be adopted, it would require the payment of a commuted sum to the county council which would be secured through the Section 38 technical approval process between the developer and the Local Highway Authority.

The location of the additional 31 units proposed is positioned within the final phase of the development's site wide phasing plan submitted in support of the full and reserved matters applications. A condition shall be imposed to ensure the development of the site is carried

out in accordance with the phasing plan to ensure appropriate delivery of the surrounding infrastructure prior to works commencing the additional 31 plots.

Overall, given the site specific circumstances outlined above, the Local Highway Authority do 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. Furthermore, it is considered that parking provision provided is in accordance with TR/18 and the Leicestershire Highways Design Guide.

Heritage

The impact on heritage was considered by officers and members at the time of the outline planning application being granted. The application site is not located within a conservation area and there are no designated heritage assets in close proximity. The wider site lies adjacent to Sileby cemetery and the adjacent outline application and adjacent Reserved Matters provides for an expansion of the cemetery grounds. The cemetery contains a small chapel which is included on Charnwood Borough Council's list of locally designated assets. Sileby Conservation Area lies approximately 500m to the west of the application site and, although it may be possible to appreciate aspects of the proposed development from within the conservation area, at the time of the determination of the outline planning application it was not considered that the development itself will impact upon the conservation area. This remains the case following the submission and consideration of the adjacent reserved matters application and for this full application for an additional 31 units.

The proposed development does not result in any physical impact on the significance of the structure of Sileby Cemetery Chapel (locally listed) but as the chapel can be viewed from the site, it can be considered as forming part of its setting.

It is considered that the design of the proposed development has responded to this by setting back the built form in order that the views of the chapel can be appreciated from within the open spaces. In addition, the orientation of the road and pathway network is such that the chapel becomes a focus for the development. As secured through the outline planning application, the adjacent reserved matters application also includes provision for the expansion of the cemetery to provide for additional burial spaces and this will help to mitigate any impact on the non-designated heritage asset. It is not considered that the additional 31 units proposed or the higher density development proposed in conjunction with the reserved matters application individually or cumulatively erodes the significance of the chapel as a non-designated heritage asset or its setting.

Due to the distance of the development site from other listed buildings in Sileby, it is not considered that the significance of these assets or their settings will be affected by the reserved matters proposals.

In conclusion and in accordance with the guidance contained within the NPPF and

Core Strategy Policy CS14 the proposed development will not cause either substantial or less than substantial harm to the significance of the designated and non-designated heritage assets and would be considered to be acceptable.

Developer Contributions

Core Strategy Policy CS 24 requires the impacts of new developments to be mitigated through the use of planning conditions and planning obligations secured under S106 of the Planning Act. CS3 seeks the delivery of affordable housing having regard to market conditions, economic viability and other infrastructure requirements.

Policy CS17 and CS18 seek to ensure that development mitigates the impact of the development in terms of the highway network and Policy CS24 seeks to ensure the appropriate delivery of infrastructure.

The NPPF advises that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

The following S106 contributions are sought.

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
Affordable Housing	30% requested	On site	The requested provision on site in mix agreed in compliance with Policy CS3. Recommendation: CIL compliant
West Leicestershire Clinical Commissioning Group (Healthcare)	£14,395.92	The proposed site is within the practice boundary of the two GP practices in Sileby. The Off-site contribution would contribute towards healthcare enhancement at the two practices in order to meet the demands of the development.	The requested funds are needed to improve capacity at nearby primary healthcare services in order to mitigate the impacts of the development. Recommendation: CIL compliant
Leicestershire County Council Education	£135,705.60	Improvements to capacity in primary education within 2	All Schools identified fall within the catchment of the

		miles of the site where there would be an increased deficit of pupil places following the completion of the development.	application site and therefore is directly related in scale and kind to the development proposed. Recommendation: CIL compliant
Leicestershire County Council Library Services	£940.00	The contribution is sought for research e.g. books, audio books, etc. for loan and reference use to account for additional use from the proposed development.	The development will impact on local library services in respect of additional pressures on the availability of local library facilities Recommendation: CIL compliant
Leicestershire County Council Highways	Travel Packs: one per dwelling at £52.85 per pack Bus Passes: 6 month bus passes, two per dwelling at £1020 per dwelling	Travel packs: Provision for new residents of the development Bus passes: Provided to new residents of the development	The contributions would contribute towards sustainable travel choices in accordance with Policy CS17 of the CS and the NPPF. Recommendation: CIL compliant
Charnwood Borough Council Open Spaces	On site provision and £43,268.73 or off-site improvements	Parks, Natural and Semi Natural Open Space and Amenity Green Space. Provision for Children (LEAP), provision for young people, and allotments are being met on site. £43,268.73 is requested for offsite outdoor sport provision.	In accordance with policy CS15 of the CS, on site public open space is to be provided and has been secured by the existing Section 106 agreement linked to the outline planning permission and is to be delivered on the wider site the majority of which will be in an earlier phase of the development. The

			<p>Councils Open Spaces Team will confirm a number of projects which the offsite contribution could fund and it would be within the vicinity of the site.</p> <p>Recommendation: CIL compliant</p>
Leicestershire County Council Waste Services	£1602.00	£1602.00 is requested towards enhancing the capacity at the Mountsorrel Household Waste Centre;	<p>The proposal would directly result in additional footfall to the waste and Recycling Centre.</p> <p>Recommendation: CIL Compliant</p>
NHS University Hospitals Leicester	£13,805.00	£13,805.00 is requested for gap funding to improve the capacity of secondary and tertiary healthcare at University Hospitals Leicester until such time that government funding streams become available.	<p>Recommendation: Not CIL compliant</p>

In respect of the request made by NHS University Hospitals Leicester, there are two main issues which arise in the context of the request for a contribution; Whether the contribution sought makes up funding which is intended to be provided through national taxation and therefore can lawfully be made subject to a valid s106 obligation having regard to the requirement such payments must serve a planning purpose and have a substantial connection to the development, and whether the contribution sought is in any event meets the requirements of reg. 122 of the Community Infrastructure Levy Regulations 2010 by reference to the requirements of whether they are (a) necessary to make the development acceptable in planning terms (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.

In considering whether the contribution would make up a funding gap, in the case of this site, it is considered that the site is committed to provide 170 homes since outline planning permission was granted for the wider site in 2017. The additional 31 units proposed by this full application are to be delivered in the last phase of the development, thus, there is sufficient time for NHS University Hospitals Leicester to secure the necessary funding prior to the additional 31 units being constructed and occupied. It is not therefore considered that this development would result in a shortfall in funding in the short term. Therefore, it is also not considered that the request made by NHS University Hospitals

Leicester would be CIL Regulation compliant, in that it would not make an otherwise unacceptable development acceptable and therefore cannot be requested.

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 for the wider site. However, an additional 31 units within the site would not conflict with policies CS1 or policies G1 or H2 of the Sileby Neighbourhood Plan. Paragraph 123 of the NPPF is clear that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The additional 31 homes proposed on a site which has an extant planning permission would make more effective and efficient use of the land and is given significant positive weight.

When considering the layout of this part of the site in conjunction with the surrounding reserved matters application, 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. The housing mix is considered acceptable both in terms of meeting local need and respecting the character and appearance of the area. The proposals would have no additional greater impact on Ecology or Heritage assets.

The validity of the full application proposed inset from the adjacent reserved matters application site and its consistency with the outline planning permission has been carefully considered and it is concluded that the proposal for an additional 31 units would not undermine 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 A:

Subject to the approval of the Reserved Matters application P/19/1683/2 that authority is given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into a legal agreement under S106 of the Town and Country Planning Act 1990, on terms to be finalised by them, to secure the following infrastructure improvements:

- A contribution of £135,705.60 towards Primary Education
- A contribution of £14,395.92 towards primary healthcare
- A contribution of £43,268.73 towards off site outdoor sports facilities
- A contribution of £940.00 towards library services
- A contribution of £1602 towards waste facilities
- A contribution of 30% on site affordable housing
- A contribution of £33,258.35 towards Bus Passes and Travel Packs
- An agreement that no unit will be occupied until the necessary supporting infrastructure, including green space, provided by way of associated applications P/19/1683/2 and P/17/1578/2 has been provided.

RECOMMENDATION B:

That subject to the completion of the S106 legal agreement in Recommendation A above, 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 begun not later than 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below;

Approved Drawings:-

Drawing Schedule- Sileby 31 Plots 1202_001 H

Planning Layout 31 Plots 1202_105 P07

Materials and Boundary Treatment Plan 1202_201 P04

Phasing Plan 1202_500 P01

Soft Landscaping - GL 1193 901E

E135-00-01C PRELIM FFL C

DH200GE-4 (AS)

DH200GE-4 (OP)

DH302GE-4 (AS)

DH302GE-4 (OP)

DH302GI-4 (OP)

DH313B-4 (AS)

DH313B-4 (OP)

DH318B-4 (AS)

DH425G-4 (AS)

DH425GH-4 (AS)

DH427B-4 (AS)

DH427B-4 (OP)

DH430R-4 (OP)

DH291GE-4 (AS)
DH291GI-4 (AS)
DH291GI-4 (OP)
DH391GE-4 (AS)
DH391GE-4 (OP)
DH392GE-4 (OP)
LG1-4
LG4-4
SG1-4
SG4-4

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

3. 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 S1202_105. 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).

4. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

5. The development hereby permitted shall be carried out in phases in accordance with the submitted Phasing Plan 1202_500 P01 unless otherwise agreed in writing by the local planning authority. In addition no dwelling, hereby permitted, shall be occupied until the open space and infrastructure to serve phase 3, as indicated on the above phasing plan, has been provided and made available for use.

REASON: to ensure the additional 31 plots are delivered concurrently with the adjacent reserved matters application and to ensure the necessary infrastructure is in place to support the additional residential properties

6. Prior to built development commencing a schedule of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. the development shall be carried out in accordance with the approved details.

REASON: To ensure the satisfactory appearance of the development

7. Prior to the commencement of development, including site works, until a Phase II ground investigation shall be undertaken to establish 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.

ii) Upon completion of the approved remedial measures a site verification report shall be provided to the satisfaction of The Local Planning Authority including conclusive evidence that the remedial measures have been implemented and the site is suitable for its intended use.

iii) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To protect human health and the environment and to identify potential contamination as the site lies within influencing distance of a former landfill waste disposal site and there is a possibility of risk from migrating landfill gas.

8. No development approved by this planning permission shall take place until such time as a surface water drainage scheme and a timetable for its delivery has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

9.

REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure the necessary drainage infrastructure is in place prior to the development being brought into use.

10. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

11. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.

REASON: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

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

REASON: In the interests of the amenity of adjacent occupiers.

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 policies CS1, CS2, CS3, CS13, CS16, CS24, EV/1, TR18, G1, G2, H2, H3, H4 and ENV6 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>

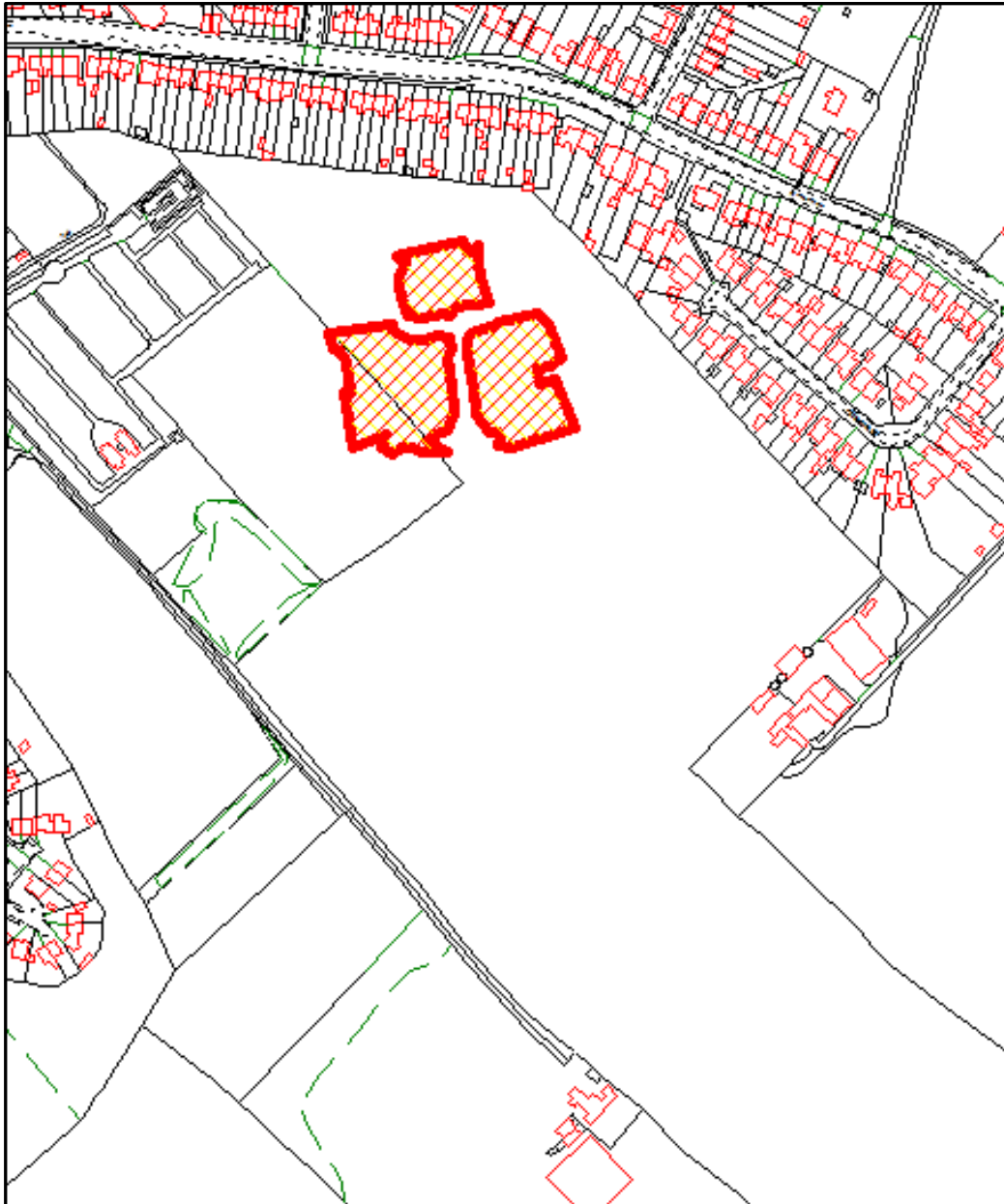
3. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. 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>

If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance.

RECOMMENDATION C:

In the event that the Reserved Matters application P/19/1683/2 is refused, it is recommended that this application also be refused for the following reason:

The application site is located within three parcels of land that are not physically connected to any surrounding built forms or existing infrastructure and would therefore fail to respond to the surrounding context. Furthermore, the development would not deliver the necessary infrastructure and mitigation in terms of access, drainage, open space, ecology and landscaping and would not therefore constitute sustainable development being contrary to policies CS2, CS13, CS15 and CS24 of the Core Strategy (2015), saved policy EV/1 of the Local Plan, policies G2, H2 and ENV6 of the Sileby Neighbourhood Plan, and the National Planning Policy Framework.



Item No. 3

Application Reference Number: P/20/0587/2

Application Type: Full **Date Valid:** 20/03/2020

Applicant: Mr and Mrs Hobbs

Proposal: Erection of two detached dwellings following demolition of existing dwelling

Location: 23 Buddon Lane, Quorn, Leicestershire

Parish: Quorn **Ward:** Quorn

Case Officer: Nigel Gould **Tel No:** 01509 634735

The application has been brought to Plans Committee at the request of Councillor Shepherd who has concerns about over development of the site and the potentially overbearing nature of the proposed development.

Description of the Site

The application site relates to the residential property of No. 23 Buddon Lane, situated to the north-western side of Buddon Lane, located within the Development Limits to the village of Quorn, Leicestershire. It is not within the Conservation Area.

The site is occupied by an existing detached 1.5-storey bungalow which occupies a central position within the application site. To the front lies a garden including an area of hardstanding, which is served by existing vehicular accesses off Buddon Lane, whilst to the rear lies the property's private amenity space.

The application site is adjoined by residential properties, including No. 21 Buddon Lane, Wyvernhoe, No. 22 Wyvernhoe Drive and No.'s 42-50 (even) Toller Road to the north-eastern, north-western and south-western boundaries of the application site respectively.

Description of the Proposal

Planning permission is sought to demolish the existing detached dwelling and erect two detached dwellings, the key aspects being:

- Plot 1.
 - A 5-bed dwelling with accommodation in the roof sited on the western side of the site.
 - A footprint of 18.94m x 13.22m, incorporating a 4.20m forward bay projection and a 2.95m flat roof extension.
 - A height to eaves of 5.67m, a height to the ridge of the front bay of 7.71m and main ridge of 8.73m.
 - An integral double garage with a 6m driveway to the fore, separated from the main road by a further 6.43 landscaped strip.
 - A distance of between 1.14m and 2.04m to the southwest boundary.

- Plot 2.
 - A 5-bed dwelling with accommodation in the roof sited on the eastern side of the site.
 - A footprint of 11.74m x 19.90m, incorporating a 2.08m forward bay projection and a 2.10m flat roof full width rear extension.
 - A height to eaves of 5.64m, a height to the ridge of the front bay of 7.12m and main ridge of 8.19m.
 - An integral single garage with a large driveway with a small landscape strip on the edge of the main highway with a distance of 14.40m from the front of the dwelling to the edge of the highway.
 - A 2m gap to the northeast boundary.

Both buildings would be finished externally with brick and stone and would feature classical piers to a flat roof porch, stone cills, key stone detailing angled stretcher bond lintels and multi-paned sash windows with surround details.

The existing in/out access into the site would remain although it would be divided internally so that each property would have its own access and turning space.

Amended plans were received on the 3rd August 2020 and 19th October and form the basis of this report. The list of submitted plans is as follows:

- Existing site plan (dwg 20-22.1 Rev K)
- Proposed site plans (dwg 20-22.2 Rev M)
- Existing plans and elevations (dwg 20-22.3 Rev F)
- Proposed floor plans Plot 1 (dwg 20-22.4 Rev K)
- Proposed loft plans and elevations Plot 1 (dwg 20-22.5 Rev K)

Proposed plans and elevations Plot 2 (dwg 20-22.6 Rev M)

Development Plan Policies

Charnwood Local Plan Core Strategy 2006-2028 (Adopted 9th November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough and for the village of Quorn which comprises a 'Service Centre' under the settlement hierarchy.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

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

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

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

Borough of Charnwood Local Plan 1991-2006 (adopted 12th 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 policies are:

Policy ST/2 – Limits to Development seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

Policy EV/1 – Design 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 seeks to set the maximum standards by which development should provide for off street car parking.

Quorn Neighbourhood Plan 2018 – 2036

Policy S1: Settlement Boundary. Development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary where the proposal fully complies with all the policies in this Neighbourhood Plan.

Policy S2: Design Guidance. New development should reflect the guidance in the current Quorn Village Design Statement (Appendix E). New development will be supported where it respects the character or appearance of the neighbourhood area and, where appropriate, incorporates vernacular building materials.

Policy H3: Housing Mix. Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Quorn. Support will be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. 4-plus bedroom units may be included in the mix of dwellings and where they are included within the overall composition of the site, they should be in a clear minority to the number of 1, 2 and 3 bedroom houses

Policy H5: Windfall Development. Small residential development proposals within the Settlement Boundary will be supported where they are well-designed, and

comply with the relevant requirements set out in other policies in the Development Plan and where such development: a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Quorn or where the site is closely surrounded by existing buildings; b) Retains existing important natural boundaries such as trees, hedges and streams; c) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; d) It provides for a safe vehicular and pedestrian access to the site; and e) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

Policy ENV4: Trees, Woodland and Hedges. Development proposals that have an unacceptable adverse effect on trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will not be supported.

Policy ENV6: Biodiversity. Development proposals should not damage or adversely affect sites designated for their nature conservation importance (SSSI, RIGS, LWS), or Priority Habitats, Species of Principal Importance (species of conservation concern) or their key habitats, or other statutorily protected species.

Policy TT1: Traffic Management: Development proposals that would result in an increase in vehicular traffic on the rural highway network should: a) Be designed to minimise additional traffic generation and movement; b) Incorporate sufficient off-road parking; c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions. d) Provide any necessary improvements to site access and the highway network either directly or by financial contributions.

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 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 wellbeing, 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).

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 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.

Quorn Village Design Statement (April 2008)

The adopted Supplementary Planning Document seeks to record the features of the built and natural environment of a village that are valued by its residents and to safeguard and enhance the character of each village by promoting sympathetic and contextually appropriate design in all new developments, large and small.

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

There is no relevant planning history.

Comments Received

Local Lead Flood Authority

Leicestershire County Council as LLFA advises the LPA that the proposed development is considered a minor application and therefore the LLFA is not a statutory consultee for this development. Please refer to the enclosed standing advice. The site is located within Flood Zone 1 being at low risk of fluvial flooding and at a very low risk of surface water flooding.

Minerals Authority

The amended plans have not changed the development in a way that would risk the sterilisation of potential mineral reserves or impact safeguarded waste sites. Given that the proposed development is located within an existing settlement, the Minerals Planning Authority does not have an objection to raise. The above proposal lies within a sand and gravel Mineral Consultation Area (MCA). Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan aims to prevent minerals being sterilised by non-mineral development. It is also noted that the site location is approximately 1 kilometre north west of Mountsorrel Quarry. Both proposed dwellings are however located within an existing settlement with many surrounding houses. Therefore, we do not have an objection to raise as it is unlikely the extraction of mineral would occur in the future.

Ward Councillor Shepherd

Cllr Shepherd raises concerns about over development of the site and the potentially overbearing nature of the proposed development.

Other comments

9 letters of representation have been received from nearby residents in relation to the original plans. They raise the following concerns:

- Overbearing scale of the plot 1 development which has been sited far too close to the adjoining properties on Toller Road.
- The style of the proposed properties are out of keeping with other homes on that side of the lane, especially the bungalow next door (21), which will be dwarfed by the development, and also the 2 bungalows nearby 22A and 24.
- The visual amenity offered by the semi-rural character of the lane will be affected by cramming in 2 substantial properties on a plot designed for 1.
- Query whether the existing mature hedging and trees at the front of the present property (23) bordering the lane and on adjacent grass verges – is it to be removed?
- The plots set a precedent for similar applications.
- There has been a lack of transparency with no public notices posted in the lane.
- The lane is a bridleway not a highway as such, and leads to open countryside. The proposal is sited at a narrow point and makes provision for 7 cars. This is too many, bearing in mind the lane is an amenity enjoyed and regularly used by the community.
- The supporting statement from the agent is inaccurate.
- The properties on the south side of the road are all on substantial plots of an acre or more, stand well back from the Lane and are accessed via long driveways. Nowhere on Buddon Lane have two properties been shoehorned into a single plot of around a third of an acre as this proposal involves
- The proposal is contrary to planning policy and the Natural Environment and Rural Communities Act 2006.

9 letters of representation have been received from nearby residents in relation to the amended plans, they raise the following concerns:

- The minor changes proposed appear to ignore the principal objections made by neighbours. The general concern of the inappropriateness of the obtrusive development in relation to the present ambience and more personal and specific concerns regarding intrusion, loss of privacy and possible reduction in property values are not accounted.
- The development will look out of place on Buddon Lane and cause overlooking
- Concern over amenity impact
- Concerns with regard to the overbearing size of Plot 1 and how this will potentially have a negative effect..
- Gardens will be completely dominated by this three-story building and lose privacy.
- The semi-rural character of Buddon Lane is being further eroded
- Concerns about access to properties on Buddon Lane during construction

The plans have been further revised, following concern relating to loss of light to No. 21 Buddon Lane and plot 2 repositioned approximately 3m further back into the site. No re-consultation was done on the basis of this as the scale and nature of the development was unchanged and the alterations led to a reduction in potential impact.

All of these responses can be read in full on Charnwood's website at www.charnwood.gov.uk

Consideration of the Planning Issues

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

- The principle of the proposed development;
- Design;
- Residential amenity;
- Highway matters; and
- Flood risk.
- Biodiversity and Landscape

Each matter will be discussed in turn, below.

Principle of Development

The application site is located within the Development Limits to the village of Quorn, as established under "saved" Policy ST/2 of the Charnwood Local Plan 2004 and under Policy S1 of the Quorn Neighbourhood Plan. Quorn is identified as a 'Service Centre' under the settlement hierarchy established under Policy CS1 of the Charnwood Local Plan (Core Strategy). These are settlements with a good level of local services and transport links where a proportionate amount of growth is encouraged. "Saved" Policy ST/2 of the Charnwood Local Plan 2004 states: "Built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map, subject to the specific exceptions set out in this Plan." Whilst policy ST/2 is within an older plan, Policy S1 of the Neighbourhood plan, which is up to date, states that: "Development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary where the proposal fully complies with all the policies in this Neighbourhood Plan". The site is within the defined settlement boundary and is therefore acceptable in principle with the other impacts and policies considered in turn.

In this case, the proposed development would contribute an additional dwelling (net) towards the Council's overall housing provision target within 'Service Centres', and in general, over the Plan period (2011-2028).

The site is already in residential use and within the development limits for Quorn. The proposal would provide a net gain of one dwelling and would not exceed the threshold for affordable housing under Policy CS3 and as such there is no requirement to provide this. Policy CS3 of the Core Strategy and policy H3 of Quorn Neighbourhood Plan both deal with housing mix and seek a mix that includes smaller dwellings. As both these are large units the proposal does not gain particular support from policy H3. It should, however, be noted that policy CS3 seeks an appropriate mix having regard to the character of the area. Given the surrounding area is characterised by large dwellings within large plots it is considered that the proposal meets with policy CS3. On balance it is considered that the proposal

provides a satisfactory mix in terms of the size of development and its location. The principle of the proposal is therefore considered acceptable.

Design

Policies CS2, EV/1, H/17 and H5 require developments of this type to be in context with the area and the existing dwelling.

The NPPF attaches great importance to good design and seeks to promote development, which is appropriate in terms of overall scale, massing, height, landscaping, layout, materials and access in relation to neighbouring buildings and the local area more generally. It further 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. Paragraph 130 then follows this by stating: "...where design of a development accords with clear expectations in plan policies, design should not be used by the decision maker to object to a development.

The Quorn Village Design Statement was published in 2008 but is appended to the adopted Quorn Neighbourhood Plan. The Design Statement details the history of the development of the village and lists certain zones. Buddon Lane is not specified in this but the document does have several guidelines which are relevant. Guidelines 4 and 5.3 discuss the importance of materials local to the area and features such as stone lintels. Guideline 5.4 states that planning applications should respond to their immediate setting and guidelines 5.1 and 5.2 state that the village is characterised by a pleasing jumble of roof types and a variety of architectural styles. The document also makes several mentions of the addition of chimneys. The materials and design reflect the aims of the guidance.

Buddon Lane leads off in a south-westerly direction from the junction with Chaveney Road. There is a cluster of dwellings on the north side of Buddon Lane but then there are a series of large gaps between dwellings up to the application site. The properties on the south side of Buddon Lane are generally large detached dwellings set in substantial plots back from the main road. At the far end of Buddon Lane is a small cul-de-sac of three modern detached dwellings, with the residential estate of Toller Road adjacent to the north and older detached dwellings on Wyvernhoel Drive adjacent to this. As such there is a variety of house types and ages on Buddon Lane and the surrounds with no unifying house type or vernacular. The cluster of dwellings on the north side of Buddon Lane, near the junction with Chaveney Road, have all been extended over the years. Number 11 Buddon Lane, (Woodbine House), sits on the end of this cluster of dwellings near the highway edge. The proposed development appears to take its influence from the design of Woodbine House.

The design, siting and materials have changed from the original submission, but it is noted from the representations that concerns remain about the design. For the reasons described it is not considered that there is local design that is typical of this street. The design, as now submitted, has moved the proposed dwellings away from the boundaries, the garage block to the front has been removed and integral garages now proposed. The external materials are brick, stone and slate, with classical piers

to a flat roof porch, stone cills and key stone detailing angled stretcher bond lintels above multi-paned sash windows. The NPPF makes it clear that it is not for the Local Planning Authority to impose certain design styles and that if the design of a development accords with the clear expectations of policy, in that it provides good quality design that does not cause harm to the character and appearance of the area, then design should not be used as a reason for refusal. The proposal has an acceptable appearance, is well set back from the front and rear boundaries and has appropriate siting and materials. Conditions are attached requesting details of materials prior to construction above ground level in order to ensure the development is built in accordance with the details on the approved plans.

For these reasons and in this respect, there would be no harm to the character of the surrounding area and the proposal is considered to comply with those relevant elements of policies CS2, EV/1, H/17 and H5 and the Quorn Village Design Statement

Residential amenity

Policies CS2, EV/1 and H5 require that the amenity of adjacent and future occupiers is considered. The Council's adopted design guidance explains how elements of this are assessed.

Amended plans have been received that have responded to concerns expressed about the impact of the development on number 21 Buddon Lane. The amended plans have mirrored the floor plans/elevations of Plot 2 and repositioned it 3.1 metres further back on the site so that it can be shown to fully comply with the 45 degree rule to the neighbouring property's closest habitable room window to the front of number 21. It is understood that the front elevation of number 21 contains habitable rooms, whereas the side elevation incorporates windows only to toilets, bathrooms and the utility room.

The development would have a minimum distance to the rear boundary of 23m, with an overall width of the rear gardens of approximately 27m. There would be distance of between 14m and 17m from the front of the dwellings to the highway edge on Buddon Lane. It is considered that these separation distances are more than sufficient to protect the amenity of resident of properties on Wyvernhoie Drive to the north and south of Buddon Lane both in terms of overlooking of properties and of gardens.

Numbers 48 and 50 Toller Road have a distance from the rear to the boundary to the application site of 25.4m and 21.20m respectively, with the development being sited between 1.14 and 2.04 from the same boundary. It is considered that these separation distances conform with the aims of the guidance in the SPD and are sufficient to protect the amenity of resident of properties on Toller Road.

The property to the north east, 21 Buddon Lane, is a large bungalow set close to the boundary of the site and has a low angle pitched roof. The property is set within a good-sized garden to the front and rear. The development would be set forward of number 21, with the closest distance between the two being 4.70m from side to side. The edge of number 23 currently abuts the same boundary. The amended plans

have re-orientated the floor plan so that the integrated garage and front bay are now on the opposite side so that the narrow elevation is sited on the northeast boundary to number 21. With the repositioning of plot 2 a further 3m back from the highway boundary the potential impact on the amenity of number 21 has greatly been reduced.

To retain an element of control over any future extensions a condition is attached that removes permitted development rights so that any future extensions to the development would need to be considered on a planning application.

With the addition of a condition requiring obscure glazing to the first floor side windows and for the reasons given it is not considered that there is sufficient loss of privacy to warrant refusal and that in combination there would be no loss of privacy, light or outlook to numbers 21, 48 or 50. As a result the proposal is considered to comply with those relevant elements of policies CS2, H5 and EV/1.

Highway matters

The standing advice from Leicestershire County Council has been reviewed in relation to this application. It is considered that the access and parking provision accord with these requirements with three spaces provided for each dwelling. The comments from the neighbours stating that the character of the road in this area will be changed to the detriment of users of the road are noted. The development would involve minor changes to the existing site access, with ample parking and manoeuvring space. With the conditions proposed it is not considered that the proposal would cause any harm to the highway network and the proposal is considered acceptable in this regard and complies with TR/18 and standing advice.

Flood risk

Policy CS16 of the Core Strategy encourages sustainable design and construction and directing development to locations within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere.

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

The site is located within Flood Zone 1 being at low risk of fluvial flooding and at a very low risk of surface water flooding - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

It is not considered that the development would have an unacceptable impact on flood risk and therefore accords with the requirements of Policy CS16 of the Core Strategy and the aims and objectives of the NPPF.

Biodiversity and Landscape

Policy CS 11 sets out to ensure that the development proposals should respond to, and mitigate, the landscape impact of the development proposals, with appropriate

landscaping throughout the development. Policy CS 13 states that development will be supported where biodiversity and geodiversity is protected, enhanced, restored or recreated. Where there are impacts on biodiversity it is expected that this will be mitigated or as a last resort, compensated for.

The existing site is a residential site with limited biodiversity. The existing dwelling would be demolished and replaced with two dwellings with only 1 tree to be removed - a common lilac, which is located on the north-eastern boundary. The landscaping to the front of the property on the road verge would largely be retained, with some removal of grass but the bunds would be retained.

It is considered that the landscape and ecology impacts will be minimal and when the development has bedded in, it will return to the same levels. As such, the proposal accords with the requirements of Policies CS11 and CS13 of the Core Strategy.

Other Matters

The objections raised have been considered within the above report. In terms of loss in value to existing property as a result of permitting this application this has been held to be not a material planning consideration as it cannot be evidenced. It is considered that the application, if approved, would not set a precedent for further development within the area, given that each application must be considered on its own merits. The application has been correctly advertised with neighbours given enough time to comment, therefore it is considered the correct procedures have been followed.

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 use proposed on the site is considered and deemed acceptable.

It is considered that the proposals relate well to the built form and settlement character of this area of Quorn and would preserve amenity for existing residents and create a high-quality environment for future residents.

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 begun not later than 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings listed below:

- Existing site plan (dwg 20-22.1 Rev K)
- Proposed site plan (dwg 20-22.2 Rev L)
- Existing plans and elevations (dwg 20-22.3 Rev F)
- Proposed floor plans Plot 1 (dwg 20-22.4 Rev K)
- Proposed loft plans and elevations Plot 1 (dwg 20-22.5 Rev K)
- Proposed plans and elevations Plot 2 (dwg 20-22.6 Rev L)

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

3. No materials shall be placed on the site until such time as details of the type, texture and colour of the materials to be used on the external surfaces of the proposed development have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.

REASON: To make sure that the appearance of the completed development is satisfactory.

4. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the local planning authority.

REASON: To make sure that the site can be drained in a satisfactory way.

5. No dwelling or building shall be occupied or used until such drainage works as are needed for that dwelling or building have been completed, in accordance with the details agreed under the above condition.

REASON: To make sure that the drainage works are completed in a satisfactory way.

6. 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.

7. 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 20-22.2 Rev L). Thereafter the onsite parking provision shall be so maintained in perpetuity.

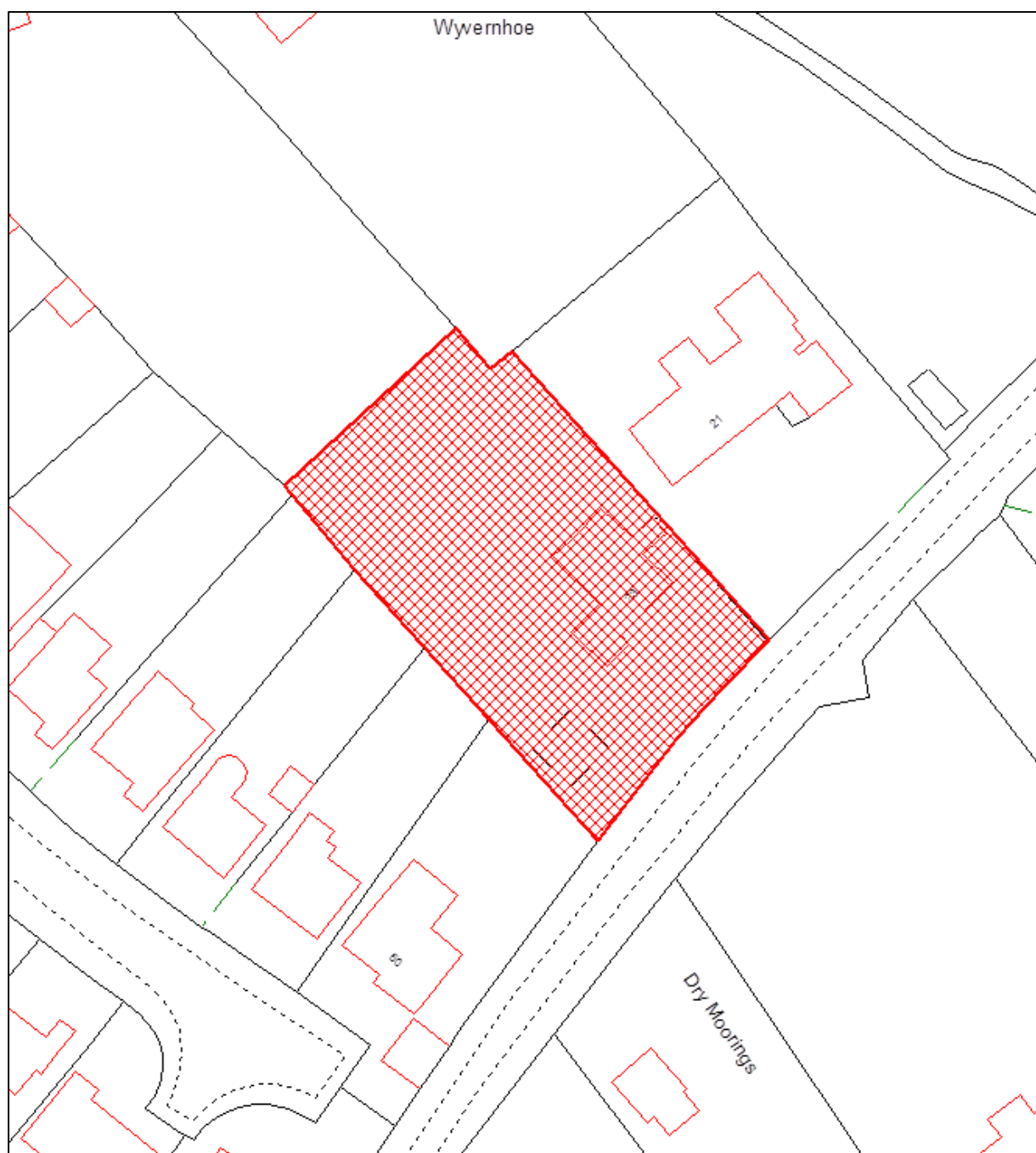
REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with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

8. The dwellings hereby permitted shall not be occupied until the windows on the first floor side elevations have been fitted with obscure glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

REASON: To protect the amenity of existing neighbours and the amenity of future residents of the new dwellings.

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

REASON: The carrying out of development of this type may create difficulties in terms of the overall appearance and character of the area.



Item No. 4

Application Reference Number P/20/1181/2

Application Type: Householder **Date Valid:** 20/08/2020
Applicant: Mr J Pu
Proposal: Two storey extension to side and single storey extension to rear of semi-detached dwelling used as a house in multiple occupation.
Location: 30 Coniston Crescent
Loughborough
Leicestershire
LE11 3RH
Parish: Loughborough **Ward:** Loughborough
Nanpantan
Case Officer: Deborah Liggins **Tel No:** 07864 603401

This item is referred to Plans Committee at the request of Councillor Smidowicz who is concerned about highway safety, traffic and parking issues and the impact of the proposal on community balance due to other known houses in multiple occupation and the increase in occupiers as a result of the proposed development.

Description of the Site

The application site is a semi-detached house, which is set within an established residential area and which borders onto the University campus to the north. The dwelling has been rented to students for many years and is a lawfully established house in multiple occupation. The property has five bedrooms with three of these located on the ground floor.

Boundary	Adjacent land use
South	Across the road is No. 17 Coniston Crescent – a semi-detached dwelling with an entirely hard surfaced frontage
North	Loughborough University campus
East	No. 32 Coniston Crescent – a detached dwelling with a garage and driveway for 3 cars to its western side
west	No 28 Coniston Crescent – semi-detached dwelling with a driveway to its western side

Description of the Application

The proposal is to erect a two storey extension to the side of the dwelling and a flat roofed, single storey extension to the rear. The two storey extension to the side would be erected up to the boundary of the site and would be 2.35m wide and set back from the existing front elevation of the house by 0.75m and flush with the existing two storey rear elevation. This extension would provide a ground floor en-suite bedroom with a further en-suite bedroom above. The rear extension would project 3.44m along the boundary and would be built out to be flush with the existing rear ground floor bedroom and would

provide an extended kitchen and dining room. Internally, two existing ground floor bedrooms would be combined to create a single larger room. The resultant number of bedrooms at the property would therefore be 6.

The proposal also involves the removal of the low front boundary wall to create three off-street car parking spaces.

The submitted scheme is identical to that granted planning permission by the Plans Committee under application reference P/15/0342/2 and which has now lapsed.

Development Plan Policies

Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material planning considerations indicate otherwise. The development plan for Charnwood currently comprises the Charnwood Local Plan (2011-2028) Core Strategy and the saved policies of the Borough of Charnwood Local Plan. The policies below would be relevant to the determination this planning application.

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

The following policies are relevant to this application:

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

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

The saved policies relevant to this proposal include:

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 H/17 – Extensions to Dwellings (including garages) – states that planning permission will be granted provided the development meets the following criteria:

- It remains compatible in scale, mass, design and use of materials with the original dwelling;
- It would not appear as an intrusive or incongruous feature in the street scene to the detriment of visual amenities.
- It would not prove detrimental to the amenities of occupiers of nearby properties by reason of overshadowing, dominance, or substantial loss of privacy or light;
- It would not involve the removal of areas of existing landscaping important to the character of the location.

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 2 parking spaces for a dwelling with 3 or less bedrooms and 3 spaces for a dwelling with 4 or more bedrooms 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.

Other Material considerations

National Planning Policy Framework (2019)

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

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

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

Paragraph 8 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.

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

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

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

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

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

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

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.

The Equality Act 2010

This Act requires local planning authorities, when making strategic decisions about the exercise of their functions to have regard to the desirability of reducing socio-economic inequalities in society. It consolidates 7 Acts including the Disability Discrimination Act. Whilst the accessible design of buildings is regulated by Part M of the Building Regulations, the Equality Act does require 'reasonable adjustments' to be made when providing access to goods, facilities, services and premises and this also applies to the design of proposed development. In terms of planning decisions, there is a need to have 'due regard' to the impact of planning application decisions and policies on anyone with a Protected Characteristic who may be affected by the decision.

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.

Relevant Planning History

Reference	Description	Decision & Date
P/05/3546/2	Two storey extension to side and replacement single storey extension to rear of dwelling	Granted conditionally 22/02/2006
P/15/0342/2	Erection of two storey extension to side and single storey extension to rear of house in multiple occupation	Granted conditionally 28/07/2015

Comments Received

Councillor Smidowicz comments that the frontage of NO. 30 is steep and accommodates a bicycle rack and bins with the former garage now converted to a room, leaving parking for one car. The site is near to the University library access route which has led to problems with visitor parking, despite signage. Coniston Crescent was designed to accommodate 55 households, not the excessive number of households currently living on the street and half of properties are considered to be rented houses which result in excessive comings and goings, among other problems. Previous appeal inspectors relating to the development of HiMO properties elsewhere in the town have commented on excessive comings and goings. It is acknowledged that the house is already an HiMO and that there have been previous proposals to extend the house. There is also a concern that the size of rooms would not meet new legislative requirements.

The Council's Housing Standards Officer has no objections to the proposal.

The Nanpantan Ward Resident Group object to the application and has the following concerns:-

- The increase in the number of households will lead to an increase in the number of parked cars and vehicle movements in what is a narrow street with many driveway accesses. This unacceptable traffic and parking situation in the street causes a great deal of mental anguish for permanent residents.

- The application is not accompanied by a highway safety and access analysis by the highway authority. Reference to standing advice will not be acceptable.
- No sizes are given for the bedrooms
- Although 3 car parking spaces are indicated, the additional dropped kerbs required are not.
- There is no bin or cycle storage.
- A split bedroom has not been reinstated as a single room
- Planning committee members should visit the site and if this is not possible, a decision on the application should be deferred until it is.
- Strict conditions should be imposed as before

Consideration of the Planning Issues

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

- Design and Impact on Street Scene
- Design and impact on residential amenities
- Car parking
- Other issues.

Members are reminded that the proposal before them is for extensions to the house and not for a change of use to a house in multiple occupation. In the event planning permission is refused for the current proposal, the primary use of the property as a house in multiple occupation would be able to continue.

Design and Impact on Street Scene

The application proposal is the same as that previously granted under P/15/0342/2 where the impact on the street scene was found to be acceptable. The adoption of the recent SPD on Design has not altered the way house extensions are assessed or introduced additional design-related considerations. The rear extension would not contribute to the Coniston Crescent street scene and the proposed two storey side extension is set back and set down in accordance with adopted design guidance. Combined with the use of matching materials, this would ensure the extension would not be visually prominent or incongruous in the street scene. The provision of frontage car parking is common in the street and the proposed 3 car parking spaces are considered to be in context and not harmful in visual terms. In these ways, it is considered that the proposal would accord with Policies CS2, EV/1 of the Development Plan and the adopted Supplementary Planning Document 'Design' 2020.

Design and impact on residential amenities

The single storey extension to the rear would project 1.42m further out than the existing rear extension it replaces, and would, on its own, only be 0.42m longer than an extension which could be carried out under 'permitted development'. This small increase in length and the flat roofed design mean that the proposal would not result in a material loss of light to any principal windows in the rear elevation of the adjoining property when assessed against the 45 degree 'angle of light' tests set out in the Council's Design

guidance. Accordingly it is not considered the rear extension would result in an overbearing impact or significant loss of light to the adjacent property.

The impact to neighbours of a two storey side extension has twice previously been found to be acceptable at this property and there is no significant change in policy or guidance or on the ground that would indicate a contrary impact now. The proposed two storey side extension would flank the driveway to No. 32 which, because of its detached nature, distance and lack of affected principal windows, would not be adversely impacted by the proposal. No. 32 also has a floor level approximately 0.4m higher than the application site, and because of the design of the proposed extension, with its stepped down roof and stepped in front wall, it would not cause an overbearing impact to the occupiers of No. 32.

The proposal is therefore considered to be acceptable in terms of preserving the light, privacy and amenities of neighbouring occupiers in accordance with Policies CS2, EV/1 and EV/17 and the adopted Supplementary Planning Document on Design.

Car parking & Highway Safety

The development is of a scale and nature whereby the standing advice of the local highway authority would apply and contrary to the opinion of the Nanpantan Resident Group, it is considered that a comprehensive highway safety and traffic analysis is not required to assess the highway impact of this minor householder development. Such an assessment is not a validation requirement for planning applications for house extensions and would place onerous burdens on householders seeking permission for small scale additions to property.

The proposal, as previously proposed in 2015, provides 3 frontage car parking spaces to meet the needs of the resultant dwelling, and this would accord with the current standards of the local highway authority relating to dwellings with 4 or more bedrooms. A planning condition could ensure that these spaces are provided and made available for use prior to the extensions being brought into use and this should ensure that the highway impacts of the development are adequately mitigated and would not be severe. The imposition of an additional condition requiring cycle storage provision within the rear garden would also enhance transport choice for occupiers.

Having regard to the above, it is considered that the proposal accords with the National Planning Policy Framework and saved Policy TR/18 of the adopted Local Plan and that severe highway impacts as described in Paragraph 109 of the NPPF would not be caused by the development.

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

Other issues.

The use of the property - the dwelling is already a house in multiple occupation and has been used as such for many years. The dwelling currently has 5 bedrooms and the proposal would see this increase to 6. The use and the arguments regarding current imbalances in the community/noise and disturbance cannot be considered alongside this proposal for extensions. It is considered that the increase in the occupation of the property by 1 person and not exceeding 6, would not materially change the use of the dwelling. However, if it were proposed to have 7 or more unrelated persons in occupation this may represent a material change in the use of the property to a large house in multiple occupation, but this is not the proposal here.

Conclusion

The proposal is considered to accord with relevant national and development plan policies. It is not considered that the proposal would result in material harm to residential amenity or highway safety and there are no other matters raised which provide justifiable grounds for refusing this application. It is recommended, therefore, that planning permission be granted, subject to the following conditions.

RECOMMENDATION:-

Grant Conditionally

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 30CC/2015 Rev A - Proposed floor plans, elevations, site location plan and block plan

REASON: To define the terms of the planning permission.

- 3 The extensions hereby approved shall not be brought into use until such time as the three car parking spaces shown on drawing No. 30CC/2015 Rev A and an equivalent width of dropped kerbing have been provided, hard-surfaced and made available for use. Thereafter, the parking facilities shall not be obstructed in any way that would prevent such use.

REASON: To ensure adequate car parking is available to meet the needs of the development; in the interests of highway safety.

- 4 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.

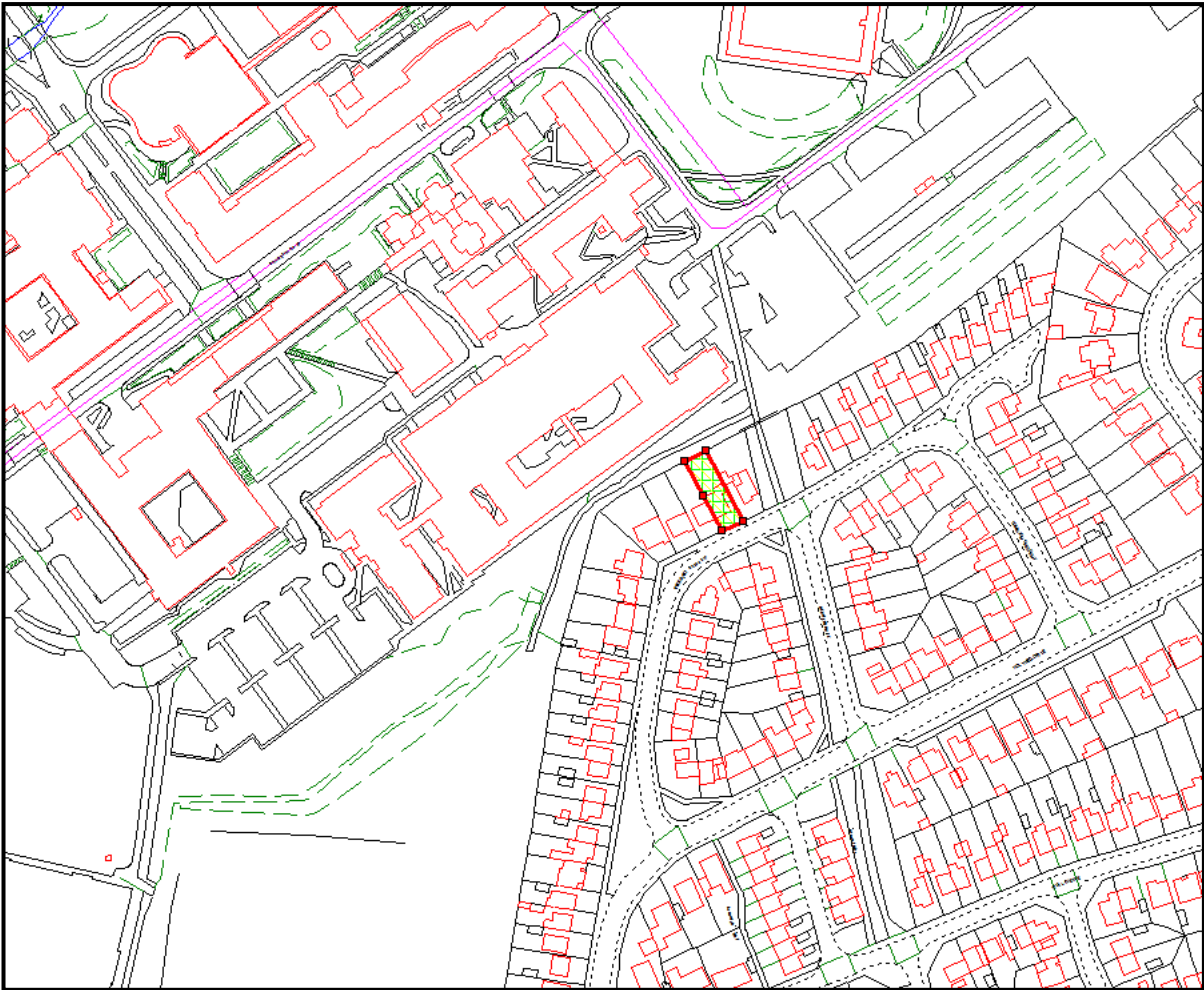
REASON: To ensure the satisfactory appearance of the completed development.

- 5 No development shall commence until details have been submitted to and approved by the local planning authority showing provision within the application site for under cover and secure parking of cycles. The provision for cycles shall be provided before the occupation of the extensions and thereafter shall not be used for any other purpose.

REASON: To encourage the use of bicycles as an alternative to the car.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policy CS2 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on Design and, therefore, no harm would arise such as 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.
- 4 All works within the limits of the highway with regard to access shall be carried out to the satisfaction of the County Council's Highway Manager on 0116 305 0001.



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

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1766/2	Full	Land at 129 Cropston Road Anstey LE7 7BR	Variation of Conditions 2 & 3 of P/17/0881/2.	GTDCON, Permission be granted subject to the following conditions:	17-Sep-2020	Anstey
P/20/1448/2	Full	28 Netherfield Road Anstey Leicestershire LE7 7ES	Change of use of one room to home hairdressing salon (Class A1).	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2020	Anstey
P/20/1051/2	Householder	142 Cotes Road Barrow Upon Soar LE12 8JS	Erection of detached outbuilding to include double garage and home gym ancillary to main dwelling and formation of new vehicular access to Cotes Road	GTDCON, Permission be granted subject to the following conditions:	18-Sep-2020	Barrow & Sileby West
P/20/0741/2	Householder	3 The Moorings Barrow Upon Soar LE12 8GY	Single storey rear extension with balcony above and external alterations including front & rear dormers and roof windows.	GTDCON, Permission be granted subject to the following conditions:	25-Sep-2020	Barrow & Sileby West
P/20/1198/2	Householder	77 Mill Lane Barrow Upon Soar LE12 8LQ	Conversion of detached garage to self-contained annexe ancillary to main dwelling house..	GTDCON, Permission be granted subject to the following conditions:	28-Sep-2020	Barrow & Sileby West
P/20/1392/2	Householder	Limeash Cottage 212 Barrow Road Sileby Leicestershire LE12 7LR	Erection of single storey side/rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	29-Sep-2020	Barrow & Sileby West
P/20/0902/2	Householder	214 Barrow Road Sileby Leicestershire LE12 7LR	Construction of part 2-storey and part single storey extensions to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	09-Oct-2020	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1047/2	Householder	13 Cedar Avenue Birstall Leicestershire LE4 3DA	Proposed two storey extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Sep-2020	Birstall Wanlip
P/20/1378/2	Householder Prior Notification	21 Wellgate Avenue Birstall Leicestershire LE4 3HS	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 2.75m, and height to the eaves of 2.4m	PRINOT, Prior approval from the Council is not required	22-Sep-2020	Birstall Wanlip
P/20/1394/2	Householder	46 Oakfield Avenue Birstall Leicestershire LE4 3DR	Retention of two storey extension to side and rear of dwelling and single storey extensions to rear and front of dwelling. (Revised scheme -P/19/1597/2 refers).	GTDCON, Permission be granted subject to the following conditions:	02-Oct-2020	Birstall Wanlip
P/20/1139/2	Full	Land rear of 505 Loughborough Road Birstall Leicestershire LE4 4BJ	Erection of detached dwelling together with associated parking provision and the erection of detached triple garage for No. 505 and 503 Loughborough Road.	REF, Permission be refused for the following reasons:	14-Sep-2020	Birstall Watermead
P/20/0840/2	Householder	8 Long Furrow East Goscote LE7 3ZL	Erection of two and single storey extensions to both sides of dwelling with single storey extensions to front and rear (revised scheme - P/20/0076/2 refers)	GTDCON, Permission be granted subject to the following conditions:	07-Oct-2020	East Goscote Ward
P/20/1339/2	Householder	257 Markfield Lane Newtown Linford Leicestershire LE67 9PR	Two storey extension to side and single storey extensions to front and rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	18-Sep-2020	Forest Bradgate
P/20/1318/2	Householder	16 Windmill Rise Woodhouse Eaves LE12 8SG	Single storey extensions to side and rear of detached dwelling	GTDCON, Permission be granted subject to the following conditions:	21-Sep-2020	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1324/2	Householder Prior Notification	74 Bird Hill Road Woodhouse Eaves Leicestershire LE12 8RR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 4m, and height to the eaves of 3m.	PRIREF, The prior approval of the Council is refused	23-Sep-2020	Forest Bradgate
P/20/1352/2	Householder	38 School Lane Woodhouse Leicestershire LE12 8UJ	Erection of pitched roof over and canopy to front of existing porch to front of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Sep-2020	Forest Bradgate
P/20/1267/2	Full	Land adjacent to Ulverscroft Lane Newtown Linford	Change of use of agricultural land to outdoor equestrian use with construction of manege, retaining walls, and associated stables/store building and formation of access road to Ulverscroft Lane.	REF, Permission be refused for the following reasons:	08-Oct-2020	Forest Bradgate
P/20/1488/2	Full	Birchwood House Benscliffe Road Newtown Linford Leicestershire LE6 0AG	Variation of conditions 2 & 3 of application P/19/1081/2 to accommodate the incorporation of bat boxes, to use rosemary rooftiles and to remove a chimney.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2020	Forest Bradgate
P/20/1010/2	Householder	Turvey House Rushey Lane Woodhouse LE12 8UW	Proposed two storey extension to front and single storey extension to rear with balcony to bedroom above. Alterations to fenestration including the installation of 2 no. dormer windows to roof above existing garage and pitched canopy over existing front door. Proposed gable roof to create new porch.	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Forest Bradgate
P/20/1021/2	Householder	244 Alan Moss Road Loughborough Leicestershire LE11 4NA	Alterations to fenestrations and roof of existing conservatory to form lounge/dining room to rear of terraced dwelling (Class C4).	GTDCON, Permission be granted subject to the following conditions:	14-Sep-2020	Loughborough Ashby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1159/2	CL (existing)	17 Ashby Crescent Loughborough LE11 4ES	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	18-Sep-2020	Loughborough Ashby
P/20/1397/2	CL (existing)	246 Alan Moss Road, Loughborough, LE11 4NA	Lawful Development Certificate (Existing) for use of property as a house in multiple occupation (use class C4).	GTD, Permission be granted unconditionally	16-Oct-2020	Loughborough Ashby
P/20/1483/2	Householder	35 Naseby Drive Loughborough Leicestershire LE11 4NU	Two storey side extension and single storey rear extension to dwelling (revised scheme P/20/0434/2 refers).	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2020	Loughborough Garendon
P/20/1147/2	Full	60 Baxter Gate Loughborough LE11 1TH	Change of use to restaurant (use class A3) with hot food takeaway (use class A5). Alterations to frontage and installation of extraction flue & refrigeration condensing units at rear of premises.	GTDCON, Permission be granted subject to the following conditions:	15-Sep-2020	Loughborough Hastings
P/20/1157/2	Advert Consent	60 Baxter Gate Loughborough LE11 1TH	Installation of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign.	GTDCON, Permission be granted subject to the following conditions:	15-Sep-2020	Loughborough Hastings
P/20/1249/2	Full	5-7 Great Central Road Loughborough Leicestershire LE11 1RW	Replacement shopfront.	REF, Permission be refused for the following reasons:	01-Oct-2020	Loughborough Hastings
P/19/2492/2	Full	24 Wide Lane Hathern LE12 5LN	Erection of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Oct-2020	Loughborough Hathern & Dishley
P/20/0981/2	Householder	28 Wide Street Hathern LE12 5JH	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1061/2	Full	215 - 215A Derby Road Loughborough Leicestershire LE11 5HJ	Installation of roller shutters to the frontage of business premises.	REF, Permission be refused for the following reasons:	24-Sep-2020	Loughborough Lemyngton
P/20/1350/2	Householder	56 Langdale Avenue Loughborough LE11 3RP	Erection of 2m high boundary fence.	REF, Permission be refused for the following reasons:	25-Sep-2020	Loughborough Nanpantan
P/20/1240/2	Householder	Greystones 231 Nanpantan Road Loughborough LE11 3YD	Conversion of garage to create annexe and erection of garage/carport area with workshop.	GTDCON, Permission be granted subject to the following conditions:	30-Sep-2020	Loughborough Nanpantan
P/20/1455/2	Householder	57 Mountfields Drive Loughborough Leicestershire LE11 3JD	Proposed single storey side & rear extensions (revised scheme - P/19/1450/2 refers).	GTDCON, Permission be granted subject to the following conditions:	09-Oct-2020	Loughborough Nanpantan
P/20/1320/2	Householder	54 Atherstone Road Loughborough LE11 2SJ	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Sep-2020	Loughborough Outwoods
P/20/1172/2	Householder	64 Valley Road Loughborough LE11 3PZ	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	29-Sep-2020	Loughborough Outwoods
P/20/1411/2	Householder	279 Beacon Road Loughborough Leicestershire LE11 2RA	Creation of raised decking area to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Oct-2020	Loughborough Outwoods
P/20/1057/2	Householder	3 Paddock Close Loughborough LE11 3GZ	Extension to detached garage to front of dwelling including raising roof ridge height.	GTDCON, Permission be granted subject to the following conditions:	08-Oct-2020	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0899/2	Full	Morris Homes Plot 157 Trinity Gardens Loughborough Leicestershire	Addition of a single garage door to the currently approved car port serving plot 157.	GTDCON, Permission be granted subject to the following conditions:	21-Sep-2020	Loughborough Shelthorpe
P/20/1413/2	Householder	10 Walnut Road Loughborough Leicestershire LE11 2JU	Erection of two and single storey rear extensions to dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Oct-2020	Loughborough Shelthorpe
P/20/0934/2	Householder	97 Highland Drive Loughborough Leicestershire LE11 2HT	Two storey side extension to dwelling	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2020	Loughborough Shelthorpe
P/20/1160/2	Householder	59 Maple Road Loughborough LE11 2JN	Proposed single storey extensions to side & rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Loughborough Shelthorpe
P/20/1471/2	Householder Prior Notification	24 Wallace Road Loughborough Leicestershire LE11 3NX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	18-Sep-2020	Loughborough Southfields
P/20/1244/2	Full	17 Granby Street Loughborough Leicestershire LE11 3DU	Replacement of shop front.	GTDCON, Permission be granted subject to the following conditions:	24-Sep-2020	Loughborough Southfields
P/20/1395/2	Householder	52 Beacon Road Loughborough Leicestershire LE11 2BQ	Single storey extension to rear of terraced dwelling.	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2020	Loughborough Southfields
P/20/1499/2	Full	39 Granby Street Loughborough Leicestershire LE11 3DU	Change of use from offices to two residential flats (use class C3) including single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1337/2	Householder	33 Deane Street Loughborough Leicestershire LE11 5NQ	Erection of a conservatory to the rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	21-Sep-2020	Loughborough Storer
P/20/1183/2	CL (Proposed)	179 Knightthorpe Road Loughborough Leicestershire LE11 5JR	Certificate of lawful development (proposed) for erection of rear outbuilding.	CLDPGRANT, Certificate of Lawful Proposed Development	24-Sep-2020	Loughborough Storer
P/20/0177/2	Full	6 Leopold Street Loughborough Leicestershire LE11 5DL	Retrospective application for change of use from residential (Class C3) to house in multiple occupation (Class C4).	REF, Permission be refused for the following reasons:	25-Sep-2020	Loughborough Storer
P/20/1381/2	Householder	9 Fearon Street Loughborough Leicestershire LE11 5DG	Single storey and two storey extensions to rear of terraced dwelling used as a house in multiple occupation.	REF, Permission be refused for the following reasons:	09-Oct-2020	Loughborough Storer
P/20/1396/2	Householder	79 Havelock Street Loughborough Leicestershire LE11 5DH	Single storey extension to rear of dwelling used as a house in multiple occupation.	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2020	Loughborough Storer
P/20/1242/2	Full	45 Fearon Street Loughborough Leicestershire LE11 5DG	Change of use of terraced dwelling to create 2no self-contained flats including ground floor extension to rear and loft conversion.	REF, Permission be refused for the following reasons:	15-Oct-2020	Loughborough Storer
P/20/1303/2	CL (existing)	43 Storer Road Loughborough Leicestershire LE11 5EH	Change of use to a house in multiple occupation (use class: C4 HMO)	GTD, Permission be granted unconditionally	16-Oct-2020	Loughborough Storer
P/20/1304/2	CL (existing)	45 Storer Road Loughborough Leicestershire LE11 5EH	Change of use to a house in multiple occupation (use class: C4 HMO)	GTD, Permission be granted unconditionally	16-Oct-2020	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1588/2	Householder Prior Notification	26 Byron Street Extension Loughborough Leicestershire LE11 5HE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.95 m, with a maximum height of 3.8m, and height to the eaves of 2.54m.	PRINOT, Prior approval from the Council is not required	16-Oct-2020	Loughborough Storer
P/20/1196/2	CL (existing)	29 Goods Yard Close Loughborough LE11 5EB	Certificate of Lawfulness (Existing) - For use of dwelling as Home in Multiple Occupation (Class: C4)	GTD, Permission be granted unconditionally	16-Oct-2020	Loughborough Storer
P/20/1428/2	Householder Prior Notification	110 Boundary Road Mountsorrel Leicestershire LE12 7ER	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.85m, with a maximum height of 3.97m, and height to the eaves of 2.4m.	PRINOT, Prior approval from the Council is not required	17-Sep-2020	Mountsorrel
P/20/1464/2	Elec Gen Stations	Land off Leicester Road Mountsorrel Leicestershire	Construction of new switchgear building (PD notification)	MNAAC, Agreed Conditionally	21-Sep-2020	Mountsorrel
P/20/1409/2	Householder	18 Cross Lane Mountsorrel Leicestershire LE12 7BY	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Oct-2020	Mountsorrel
P/20/1195/2	Householder	7 Partridge Close Mountsorrel LE12 7GD	Erection of two storey extension to front of dwelling (Part retrospective).	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Mountsorrel
P/20/1220/2	Householder	77 The Ringway Queniborough Leicestershire LE7 3DN	Two storey extension to side/rear and single storey extension to rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Sep-2020	Queniborough
P/19/2328/2	Householder	1576 Melton Road Queniborough Leicestershire LE7 3FN	Retention of brick boundary wall to front and side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	21-Sep-2020	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1166/2	Householder	62 Queniborough Road Queniborough LE7 3DG	Erection of first floor extension to create residential annexe.	REF, Permission be refused for the following reasons:	24-Sep-2020	Queniborough
P/20/0750/2	Full	Croxton Road, Stables South Croxton Road Queniborough Leicestershire LE7 3RU	Use of land for operation of a dog grooming business (Sui Generis use) including siting of a portacabin and provision of hard standing.	REF, Permission be refused for the following reasons:	25-Sep-2020	Queniborough
P/20/1253/2	Full	Hillcrest Farm South Croxton Road Queniborough Leicestershire LE7 3RX	Fenestration alterations and change of use of agricultural building to clinics and office (Class E).	REF, Permission be refused for the following reasons:	29-Sep-2020	Queniborough
P/20/1444/2	Householder	The Retreat 66 Barkby Lane Barkby Leicestershire LE7 2BB	Single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Oct-2020	Queniborough
P/20/0879/2	Householder	10 Barkby Road Queniborough Leicestershire LE7 3FD	Two storey side extension including demolition of garage outbuilding.	GTDCON, Permission be granted subject to the following conditions:	08-Oct-2020	Queniborough
P/20/1202/2	Full	Land to rear of 10 Barkby Road Queniborough Leicestershire LE7 3FD	Erection of detached bungalow including parking provision and landscaping (Revised scheme following withdrawal of P/20/0348/2).	GTDCON, Permission be granted subject to the following conditions:	09-Oct-2020	Queniborough
P/20/1460/2	Householder	2 Dobney Avenue Queniborough Leicestershire LE7 3FF	Single storey extensions to front, side and rear of dwelling.	REF, Permission be refused for the following reasons:	12-Oct-2020	Queniborough

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P/20/1495/2	Full	Queniborough Equestrian Centre South Croxton Road Queniborough Leicestershire LE7 3RW	Continuation of use of land for equestrian tuition without compliance with Condition 2 of planning permission reference P/11/2473/2 relating to the number of horses at the site.	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2020	Queniborough
P/20/1481/2	Householder	Hamilton Grounds, The Cottage King Street Barkby Thorpe Leicestershire LE7 3QF	Erection of two storey extension to side and porch to front of detached dwelling.	REF, Permission be refused for the following reasons:	14-Oct-2020	Queniborough
P/20/0924/2	Householder	61 A Leicester Road Quorn LE12 8BA	First floor side extension, single storey rear extension and conversion of existing garage to create additional living accommodation to dwelling house.	GTDCON, Permission be granted subject to the following conditions:	21-Sep-2020	Quorn & Mountsorrel Castle
P/20/0959/2	Householder	Arborfield 17 Wood Lane Quorn LE12 8DA	Single storey rear extension to dwelling	GTDCON, Permission be granted subject to the following conditions:	28-Sep-2020	Quorn & Mountsorrel Castle
P/20/1388/2	Full	Manor House Hotel Woodhouse Road Quorn Leicestershire LE12 8AL	Raising of roof to pavillion to create mezzanine floor.	GTDCON, Permission be granted subject to the following conditions:	30-Sep-2020	Quorn & Mountsorrel Castle
P/20/1386/2	Full	2 Cradock Drive Quorn Leicestershire LE12 8EP	Erection of new dwelling to rear and erection of garage for No.2 Cradock Drive.	REF, Permission be refused for the following reasons:	01-Oct-2020	Quorn & Mountsorrel Castle
P/20/0993/2	Householder	79 Leicester Road Quorn LE12 8BA	Single storey side & rear extensions including removal of existing detached garage.	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1060/2	Householder	Holland House 130 Main Street Swithland LE12 8TJ	Erection of two store & single storey rear extensions and erection of detached two storey garage following demolition of existing outbuilding and section of boundary wall. (Revised Scheme P/20/0438/2 refers).	GTDCON, Permission be granted subject to the following conditions:	16-Sep-2020	Rothley & Thurcaston
P/20/0714/2	Householder	78 Swithland Lane Rothley LE7 7SE	First floor extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	29-Sep-2020	Rothley & Thurcaston
P/20/1331/2	Householder	7 Moore Gardens Close Rothley LE7 7UQ	Proposed dormer extension to rear, including raising ridge height of existing roof line by 500mm.	REF, Permission be refused for the following reasons:	01-Oct-2020	Rothley & Thurcaston
P/20/1375/2	Full	Rothley Ivanhoe Tennis Club Mountsorrel Lane Rothley Leicester LE7 7 PS	Variation of Condition 3 of P/13/0255/2 (relating to hours of operation of floodlights for tennis courts 5 and 6)	GTDCON, Permission be granted subject to the following conditions:	05-Oct-2020	Rothley & Thurcaston
P/20/1440/2	CL (Proposed)	15 Rowe Leyes Furlong Rothley Leicestershire LE7 7LS	Certificate of lawful development (proposed) for a single storey rear extension with 2 roof lights.	CLDPGRANT, Certificate of Lawful Proposed Development	05-Oct-2020	Rothley & Thurcaston
P/20/1442/2	Householder	36 Oaktree Way Rothley Leicestershire LE7 7YF	Erection of single storey side/rear extension.	GTDCON, Permission be granted subject to the following conditions:	08-Oct-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1416/2	Householder	93 Swithland Lane Rothley Leicestershire LE7 7SH	Proposed extension above existing garage to include insertion of dormer windows to front, side and rear and 2-storey extension to rear following demolition of existing conservatory to rear and internal alterations.	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2020	Rothley & Thurcaston
P/20/0492/2	Householder	14 Rectory Lane Thurcaston LE7 7JQ	Proposed loft conversion to include raised ridge height with hip to gable extensions to both sides, the installation of roof lights to front and two roof dormers at rear.	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2020	Rothley & Thurcaston
P/20/0864/2	Householder	66 Countrymans Way Shepshed LE12 9RB	Alteration to ground levels of rear garden including installation of raised patio areas and the erection of timber fencing.	GTDCON, Permission be granted subject to the following conditions:	18-Sep-2020	Shepshed East
P/20/1426/2	Householder	11 Garendon Road Shepshed Leicestershire LE12 9NU	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Oct-2020	Shepshed East
P/20/1280/2	Householder	63 Iveshead Road Shepshed Leicestershire LE12 9EP	Construction of front porch and installation of 2 dormer extensions to the front, including render of dwelling.	REF, Permission be refused for the following reasons:	07-Oct-2020	Shepshed West
P/20/1194/2	Full	42 Brook Street Shepshed Leicestershire LE12 9RG	Change of Use of ground floor only - from hairdressers (Use Class E) to hot food takeaway (Sui Generis) together with the installation of extraction flue to rear of premises.	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2020	Shepshed West
P/20/1105/2	Full	30 Hall Croft Shepshed LE12 9AN	Change of Use of Retail premises (use class: A1) to a Foot Health Clinic (use class: D1).	GTDCON, Permission be granted subject to the following conditions:	16-Oct-2020	Shepshed West

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P/20/0978/2	Householder	4 Staveley Close Sileby LE12 7QW	Single storey front & side extension.	GTDCON, Permission be granted subject to the following conditions:	14-Sep-2020	Sileby
P/20/1306/2	CL (Proposed)	2 Butler Way Sileby LE12 7GR	Certificate of Lawful Development (proposed) for single storey rear extension with 3 roof lights..	CLDPGRANT, Certificate of Lawful Proposed Development	24-Sep-2020	Sileby
P/20/1364/2	Change of Use Prior Notification	UNIT 19 The Oaks Business Centre 79 - 93 Ratcliffe Road Sileby Leicestershire LE12 7PU	Change of use of business office unit (use class: B1) to a space for the provision of education (use class: D1)	PRINOT, Prior approval from the Council is not required	02-Oct-2020	Sileby
P/20/1365/2	Householder	7 Marshall Avenue Sileby Leicestershire LE12 7QT	Erection of single storey extension to side of dwelling (revised scheme, P/18/2368/2 refers).	GTDCON, Permission be granted subject to the following conditions:	06-Oct-2020	Sileby
P/20/1370/2	Householder	191 Cossington Road Sileby Leicestershire LE12 7RR	Proposed single storey extensions to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Oct-2020	Sileby
P/20/1539/2	Equipment PD Notification	O/S 4 Mostyn Avenue Syston Leicestershire LE7 2ES	Installation of 1x 7.3 metre high wooden pole (Telecom PD Notification)	MNAAU, The application be agreed without conditions.	15-Sep-2020	Syston East
P/20/1270/2	Householder	11 Hungarton Drive Syston Leicestershire LE7 2AU	Proposed first floor extension to front and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Sep-2020	Syston East

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P/20/1186/2	Full	1183 Melton Road Syston Leicestershire LE7 2JT	Creation of 5 first floor self-contained flats above existing A3 restaurant including installation of windows to front and side elevations.	REF, Permission be refused for the following reasons:	06-Oct-2020	Syston East
P/20/1450/2	Householder	2 Brighton Avenue Syston Leicestershire LE7 2EB	Proposed single storey extension to side of dwelling.	REF, Permission be refused for the following reasons:	13-Oct-2020	Syston East
P/20/1458/2	Householder	34 Parkstone Road Syston Leicestershire LE7 1LY	Proposed single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2020	Syston West
P/20/1171/2	Change of Use Prior Notification	Hawker Business Park Melton Road Burton On The Wolds Leicestershire	Change of use of offices (use class: B1a) to 91 residential units (use class: C3) (Prior Notification).	PRINOT, Prior approval from the Council is not required	25-Sep-2020	The Wolds
P/20/1423/2	Householder Prior Notification	137 Humberstone Lane Thurmaston Leicestershire LE4 8HN	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.063m, with a maximum height of 4.332m, and height to the eaves of 2.505m.	PRIREF, The prior approval of the Council is refused	15-Sep-2020	Thurmaston
P/20/1025/2	Householder	18 Clayton Drive Thurmaston Leicestershire LE4 8LQ	Single storey rear extension to dwelling	REF, Permission be refused for the following reasons:	28-Sep-2020	Thurmaston
P/20/0845/2	Householder	1756A Melton Road Rearsby Leicestershire LE7 4YS	Erection of two storey rear extension including first floor balcony.	GTDCON, Permission be granted subject to the following conditions:	18-Sep-2020	Wreake Villages

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P/20/1232/2	Householder	145 Main Street Cossington Leicestershire LE7 4UX	Partial demolition of existing conservatory, replacement timberwork, glass roof glazing, and insert one opening in roof to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Sep-2020	Wreake Villages
P/20/1680/2	Agricultural Submission of Details	Land at Main Street Ratcliffe on the Wreake Leicestershire	Resurfacing of existing site access track to agricultural unit. (Agricultural Submission of Details - Application P/20/1360/2 refers)	AGDA, Approve details in accordance with Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (agricultural development)	02-Oct-2020	Wreake Villages