



**PLANS COMMITTEE**

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Grimley, Lowe, Ranson, Savage, Tassell, Tillotson and Ward  
(For attention)

All other members of the Council  
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Virtual Meeting - Zoom on Thursday, 28th January 2021 at 5.00 pm for the following business.

Chief Executive

Southfields  
Loughborough

20th January 2021

**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 3rd December 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 87

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

88 - 110

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

## PLANS COMMITTEE 3RD DECEMBER 2020

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

Group Leader Development Management  
Principal Planning Officer (LM)  
Principal Solicitor - Planning, Property and  
Contracts  
Information Development Manager  
Democratic Services Manager  
Democratic Services Officer (SW)  
Democratic Services Officer NWLDC (RW)

APOLOGIES: None

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

### 32. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 29th October 2020 were confirmed as a correct record.

### 33. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions had been submitted.

### 34. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillors Fryer and Ranson – in relation to applications P/19/0218/2 and P/19/0313/2 – would be speaking in their capacity as Ward Councillors and therefore would not take part in the meeting discussion or voting thereon;
- (ii) by all Councillors – All committee Members had received correspondence in respect of applications P/19/0218/2 and P/19/0313/2 and would consider the information within the correspondence in line with other relevant information and submissions relating to the applications;

- (iii) by Councillor Grimley – a personal interest in relation to application P/20/0696/2 as a supporter of the football club, but he came to the application with an open mind;
- (iv) by Councillor Ward - a personal interest in relation to application P/20/0696/2 as she tutored a senior member of the club in Italian and as such knows him in a professional capacity, but they had not discussed the application and therefore she came to the application with an open mind.

35. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration setting out applications for planning permission were submitted (items 1-3 listed on page 6 the agenda filed with these minutes).

Additional Items reports in respect of applications P/19/0218/2, P/19/0313/2 and P/20/0696/2 were also submitted (also filed with these minutes).

A late request to speak had been submitted by Seagrave Parish Council. The Chair put the request to the Committee, which agreed that a representative of the Parish Council could speak on application P/20/0696/2.

In accordance with the procedure for public speaking at meetings, the following objector(s), applicant(s) or their representative(s), and representative(s) of a parish/town council attended the meeting and expressed their views:

- (i) Dr Justine Sidebottom (objector), Mr Niall Alcock (agent) and Mr Roger Brown (Seagrave Parish Council) in respect of application P/20/0696/2.

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 Poland in respect of application P/20/0696/2.

Having made a disclosure under the Planning Guide of Good Practice Councillors Fryer and Ranson withdrew from the virtual meeting during the consideration of applications P/19/0218/2 and P/19/0313/2.

Councillor Bentley took the Chair during the consideration of applications P/19/0218/2 and P/19/0313/2.

**RESOLVED**

1. that, in respect of application P/19/0218/2 (UCR Construction & Development Ltd, 7 King Street, Sileby) the item be deferred to a future date to allow for a further period of public consultation relating to the amendments to front boundary wall and access, and the consideration of comments received;

2. that, in respect of application P/19/0313/2 (UCR Construction and Development Ltd, 7 King Street, Sileby) the item be deferred to a future date to allow for a further period of public consultation relating to the amendments to front boundary wall and access, and the consideration of comments received;
3. that, in respect of application P/20/0696/2 (Leicester City Football Club, Football Training Ground, Park Hill Lane, Seagrave), planning permission be granted subject to the conditions, reasons and advice notes set out in the report and the amendments to conditions set out in the extras report of the Head of Planning and Regeneration.

36. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers since the last meeting of the Committee was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next available Ordinary 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 – Thursday 28 January 2021

#### Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
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2	P/19/0313/2	UCR Construction & Development Ltd  7 King Street Sileby LE12 7LZ  Erection 8 new dwellings and the conversion of the existing house (Grade II listed) into 2 dwellings	Grant Conditionally	49
3	P/19/0041/2	William Davis Limited  Land off Melton Road Burton on the Wolds LE12 5AL  Development of up to 70 dwellings with associated public open space, landscaping and infrastructure (All matters reserved).	That planning permission would have been Refused	64

## Item No. 1

**Application Reference Number** P/19/0218/2

**Application Type:** Full Planning **Date Valid:** 31/01/2019  
Permission  
**Applicant:** UCR Construction & Development Ltd  
**Proposal:** Erection 8 dwellings and conversion of existing farmhouse into 2 dwellings.  
**Location:** 7 King Street  
Sileby  
Leicestershire  
LE12 7LZ  
**Parish:** Sileby **Ward:** Barrow & Sileby West  
**Case Officer:** Jeremy Eaton **Tel No:** 01509 634692

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This item is referred to Plans Committee in accordance with the Council's Scheme of Delegation following a 'Call-in' request from Ward Councillors Ranson and Fryer on account of concerns that the proposed development is over-development of the application site and matters of highway safety.

### Description of the site

The application site relates to the residential property of No. 7 King Street and adjoining land located to its north-eastern boundary. It is, situated to the north-western side of King Street, located within the Development Limits to the village of Sileby and the District Centre of Sileby.

The application site is adjoined by No. 5 King Street (Great Wall Chinese Takeaway), No. 1 King Street and No. 2 Barrow Road (Sileby & District Liberal Working Mens Club), No. 4 Barrow Road (the Horse and Trumpet Public House). No. 8 Barrow Road, (a residential property), lies to its south-western boundary. Land connected with No. 8 Barrow Road, and other garden land, adjoins the north-western boundary of the application site. Adjoining the north-eastern and south-eastern boundaries of the application site is No. 9 King Street (a part-vacant garage site), whilst the Midland Main Railway Line also adjoins the north-eastern boundary of the application site.

The residential property of No. 7 King Street comprises a Grade II Listed Building (List ID Entry: 1230690), which was first listed on 6<sup>th</sup> May 1983. It comprises a two-storey detached farmhouse with an associated single-storey outbuilding to the rear set within a large curtilage which is defined by brick/stone walls (of various heights) to all boundaries. The boundary wall fronting onto King Street has previously been removed on health and safety grounds, (as agreed in writing by the Local Planning Authority). To the front and rear of the farmhouse are small and large-sized gardens respectively. Within the north-eastern corner of the site is a further single-storey outbuilding. The farmhouse and associated outbuildings are currently in a poor state of repair due to on-going issues associated with unauthorised access and anti-social behaviour.

The land adjacent to the north-eastern boundary of No. 7 King Street is currently vacant land and includes an existing single-storey building and the remains of a further single-storey building, both understood to have been formerly used in association with agriculture. Access to this land is achieved via an existing vehicular/pedestrian access off King Street, which is shared with the adjacent garage.

The application site is located within the Sileby Conservation Area and within an Archaeological Alert Area. To the south-west of the application site, along Barrow Road/High Street, is the Church of St Mary, which is a Grade II\* Listed Building (List ID Entry: 1230687).

The site is located within a sand and gravel Mineral Safeguarding Area.

The application site is located within Flood Zone 1.

### **The Application Proposals**

This application seeks Full Planning Permission for residential development including the conversion of the existing Listed farmhouse to 2 dwellings, the erection of 8 new-build dwellings and 3 garage outbuildings and associated works. The proposals with regard to the two main elements are set out below:

#### Listed Building

It is proposed to convert this by way of vertical sub-division to create 2 dwellings, (Plots 7A and 7B). The existing single-storey outbuilding to the rear of the farmhouse, will be retained and converted in order to provide bike storage for both dwellings. Small private gardens will be provided for each dwelling and a larger area of communal amenity space located to the north-west of the building, beyond a communal car parking area. This parking area will provide 4 off-street vehicular parking spaces, (2 per dwelling). In addition, the application also proposes to repair and re-build the front boundary wall, the part of the wall to the right of the front access gate would be built to the lower height of 0.75m. This would be 0.4m lower than it was before its removal. This lowering in height is to provide the necessary visibility splays for the new access whilst allowing the wall to remain on its original alignment.

It is proposed to demolish an existing outbuilding located within the north-eastern corner of the curtilage of No. 7 King Street.

#### Adjacent land to the Northeast

It is proposed to demolish the existing structures and erect eight 3-bedroom, two-storey dwellings, which will comprise two terraced blocks of 4 units. Each property would have front and rear gardens. Parking spaces for these houses will be provided within the communal car parking area to the east.



Access to both elements will be achieved from the existing vehicular/pedestrian access off King Street.

The proposal has been amended during consideration in order to address Officers' concerns relating to the matters of design and heritage.

This application is accompanied by the following planning drawings:

- Drawing No. 3260 - 16 Rev - (Site Location Plan);
- Drawing No. 3171 Rev A (Topographical Survey);
- Drawing No. 3454 Rev – (Existing Floor Plans);
- Drawing No. 3454 Rev – (Existing Elevations);
- Drawing No. 1910.A3.07.001 (Block Plan as Existing);
- Drawing No. 1910.A3.07.002 (Site Access as Existing);
- Drawing No. 1910.A3.07.003B (Block Plan as Proposed);
- Drawing No. 1910.A3.07.004B (Site Access As Proposed)
- Drawing No. 1910.A3.07.005 (Former Boundary Wall);
- Drawing No. 1910.A3.07.006C (Boundary Wall as Proposed);
- Drawing No. 1910.A3.07.007 (House Type A Plans);
- Drawing No. 1910.A3.07.008 (House Type A Elevations);
- Drawing No. 1910.A3.07.009 (House Type A);
- Drawing No. 1910.A3.07.010 (Garage Building G1);
- Drawing No. 1910.A3.07.011 (Garage Building G2);
- Drawing No. 1910.A3.07.012 (Garage Building G3);
- Drawing No. 1910.A3.07.013 (View from King Street);
- Drawing No. 1910.A3.07.014 (View from the North);
- Drawing No. 1910.A3.07.015C (Car Parking Provision);
- Drawing No. 3260 – 30 Rev – (Conversion of Farmhouse: Proposed Ground / First Floor Plans);
- Drawing No. 3260 – 31 Rev – (Conversion of Farmhouse: Proposed Elevations + Joinery Details);
- Drawing No. F17096/04 Rev – (75 Tonne Flat Bed Swept Path Assessment).

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

- Heritage Statement (report reference 0838H HS), prepared by Lanpro, dated January 2019;
- Archaeological Desk-Based Assessment, prepared by Lanpro, dated November 2017;
- Heritage and Design Statement, prepared by Mark Stewart, dated 3<sup>rd</sup> January 2021;
- Planning Statement, prepared by Marrons Planning, dated January 2019;
- Design & Access Statement, prepared by TMCS Architectural & Building Consultants, dated 18<sup>th</sup> January 2019;
- Phase 1 Geo-Environmental Assessment Rev P1 (report reference KSS-BWB-00-XX-EN-RP-0001\_DS\_P1), prepared by BWB Consulting, dated October 2017);

- Foul Water & Utilities Assessment Rev P0 (report reference KSS-BWB-00-XX-RP-Z-0001-P0\_FWU), prepared by BWB Consulting, dated 20<sup>th</sup> December 2017);
- Parking and Access Appraisal, prepared by Bancroft Consulting, dated January 2019;
- Preliminary Ecological Appraisal, Bat Roost Potential and Nocturnal Bat Survey Issue No. 1, prepared by Delta Simons Environmental Consultants Limited, dated 20<sup>th</sup> September 2018;
- BS 5837: 2012 Arboricultural Survey Report Issue No. 11, prepared by Delta Simons Environmental Consultants Limited, dated 19<sup>th</sup> September 2017;
- Update Ecology Walkover Report (report reference 17-0879.04), prepared by Delta-Simons Environmental Consultants, dated July 2020;
- Bat Mitigation Strategy (report reference 17-0879.04), prepared by Delta-Simons Environmental Consultants, dated July 2020;
- Biodiversity Net Gain Report (report reference 17-0879.04), prepared by Delta-Simons Environmental Consultants, dated July 2020;
- The Biodiversity Metric 2.0 – Calculation Tool;
- Structural Report (report reference BCE-1889 Report), Prepared by Bowden Consulting Engineers Ltd, dated 24<sup>th</sup> October 2018;
- Acoustic Design Statement, prepared by Sharps Redmore Acoustic Consultants, dated 16<sup>th</sup> January 2019;
- Design Statement, prepared by Mark Stewart, dated 28<sup>th</sup> November 2019;
- Window/Door Schedule (Report Reference 3260 – 32), prepared by TMCS Architectural & Building Consultants, dated 18<sup>th</sup> November 2019;
- Advice Note, prepared by Mark Stewart, dated 27<sup>th</sup> January 2020;
- Advice Note, prepared by Mark Stewart, dated 20<sup>th</sup> May 2020;
- Viability Appraisal, prepared by Atlas Development Solutions, dated 4<sup>th</sup> February 2020; and
- Covering Letter, prepared by Marrons Planning, dated 20<sup>th</sup> May 2020.

## **Development Plan Policies**

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

The policies relevant to this proposal include:

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

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

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

Policy CS3 – Strategic Housing Needs - outlines that the Borough Council will manage the delivery of at least 13,940 new homes between 2011 and 2028 to balance our housing stock and meet our community's housing needs. This will be done seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area; and seeking all new housing to be built to 'Lifetime Homes', where feasible.

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

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

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

Policy CS17 – Sustainable Travel – seeks to achieve a 6% shift from travel by private car to walking, cycling and public transport.

Policy CS24 – Delivering Infrastructure - seeks to manage and mitigate the local impacts of proposed development in respect of infrastructure. This will be achieved, amongst other things, by ensuring that development contributes to the reasonable costs of on/off-site (where appropriate) infrastructure arising from the proposal through the use of Section 106 and 278 Agreements.

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

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

The policies relevant to this proposal include:

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

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

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

## Sileby Neighbourhood Plan 2018-2036 (2020)

The policies relevant to this proposal include:

Policy G1 - Limits to Development – supports development proposals on land located within the Limits to Development identified on Figure 2 of the Neighbourhood Plan subject to compliance with the other relevant Neighbourhood Plan policies.

Policy G2 – Design – seeks, amongst other things, to ensure a high standard of design for developments which reinforce local distinctiveness and respect the character of the area, and is compatible in mass, scale, density, materials and layout, whilst using landforms and other natural features.

Policy H1 - Reserve Sites - outlines that planning applications for residential development on reserve housing sites listed under this Policy will only be supported where it is required to remediate a shortfall in the supply of housing land due to the failure of existing (committed) housing sites in Sileby to deliver the anticipated scale of development required; and it becomes necessary to provide for additional homes within the Parish in accordance with any new development plan document that replaces the Charnwood Local Plan Core Strategy. Part of the application site has been allocated as a Reserve Site, 'Site 21', as identified on Figure 4 of the Neighbourhood Plan.

Policy H2 - Windfall Development - relates to windfall residential development on infill and re-development sites within Limits to Development whereby the sites have come forward unexpectedly and where they have not been specifically identified for new housing within a Development Plan document. This Policy supports such development proposals subject to its compliance with criterion a) to e).

Policy H3 - Housing Mix - outlines that in order to meet the future needs of the residents of the Parish, new residential development proposals should seek to create sustainable, inclusive and mixed communities by providing an appropriate housing mix having regard to up-to-date published evidence of local housing need in Sileby, or otherwise a larger area including Sileby.

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

Policy ENV8 - Biodiversity Protection in New Development – outlines that new residential development should incorporate measures for the protection and enhancement of local biodiversity.

Policy ENV10 - Flood Risk and Brownfield Sites – seeks to ensure that development proposals on brownfield land incorporate measures to reduce surface water run-off

rates to as close to the pre-development (greenfield) rate as possible having regard to the viability of the development and the implications for sustainable development.

#### Leicestershire County Council Minerals and Waste Local Plan (2019)

Policy M11 - Safeguarding of Mineral Resources - aims to prevent non-mineral related development from potentially sterilising any mineral present within a Mineral Safeguarding Area.

#### **Other material considerations**

#### Planning (Listed Buildings and Conservation Areas) Act (1990)

Requires Local planning authorities to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Considerable importance and weight should be attached to any harm to these heritage assets or their setting. The courts have held that this creates a negative presumption (capable of being rebutted) against the grant of planning permission where harm will be caused) and that the balancing exercise must begin with this negative weight/presumption even where the presumption in favour of sustainable development is engaged under the Framework. Section 66 of the Act, requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 8 seeks to achieve sustainable development that fulfils economic, social and environmental objectives:

- 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; and
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

Paragraph 10 outlines that to ensure that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

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

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

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

Paragraph 14 outlines that where the presumption in favour of sustainable development applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with an adopted Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits provided that:

- a) The Neighbourhood Plan is less than 2-years old on which the decision is made;
- b) The Neighbourhood Plan contains policies and allocations to meet its identified housing requirement;
- c) The Local Planning Authority has at least a 3-year supply of deliverable housing sites; and
- d) The Local Planning Authority's housing delivery was at least 45% of that required over the preceding 3-year period.

Paragraph 47 states that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise, in accordance with Planning Law.

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

Paragraph 59 outlines that in order to support the Government's objective of significantly boosting the supply of homes, it is important that, amongst other things, the needs of groups with specific housing requirements are addressed.

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

Paragraph 63 outlines that affordable housing should not be sought for residential development proposals that do not constitute major developments, other than in designated rural areas. To support the re-use of brownfield land, where vacant buildings are being re-used or re-developed, any affordable housing contribution required should be reduced by a proportionate amount.

Paragraph 68 states that to promote the development of a good mix of residential sites Local Planning Authorities should, amongst other things, support the development of windfall sites through their decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 108 states that in assessing applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, given the type and location of development; and that safe and suitable access to the site can be achieved for all users.

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

Paragraph 117 promotes the effective use of previously-developed or brownfield land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118 outlines that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Paragraph 127 seeks to foster high quality design, and sets out a list of criterion that all development proposals should seek to achieve in order to ensure good design.

Paragraph 155 outlines that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk; however, where development is necessary in such areas, it should be made safe without increasing flood risk elsewhere.

Paragraph 163 states that planning decisions should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where it can be demonstrated that: within the application site, the most vulnerable development is located in areas of lowest risk, unless overriding reasons exist; the development is appropriated flood resilient; it incorporates sustainable drainage systems (where relevant); any residual risk can be safely managed; and safe access and escape routes are included (where appropriate) as part of an emergency plan.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, minimising impacts on and providing net gains for biodiversity, and preventing new development from contributing to, being put at unacceptable risk from, or being adversely affected by

unacceptable levels of pollution and should remediate and mitigate any contaminated land.

Paragraph 184 outlines that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 190 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Paragraph 192 outlines that in determining planning applications, Local Planning Authorities should take account of, amongst other things, the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 193 to 199 relate to the assessment of the impact of development proposals on designated and non-designated heritage assets.

Paragraph 206 outlines that Local Planning Authorities should not normally permit non-mineral related development proposals in Mineral Safeguarding Areas if it might constrain potential future use of mineral working.

#### National Planning Practice Guidance (NPPG)

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

#### National Design Guide

This document sets out the Government's design guidance to support the NPPF.

#### Leicestershire Highways Design Guide

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



### Design Supplementary Planning Document (SPD)

This document sets out the Local Planning Authority's design guidance to support the Charnwood Local Plan 2011-2028 Core Strategy (2015) and the "saved" policies of the Borough of Charnwood Local Plan 1991-2026, which is intended to encourage, promote and inspire a higher standard of design.

### Housing Supplementary Planning Document

This document sets out the Local Planning Authority's guidance to support the Charnwood Local Plan 2011-2028 Core Strategy (2015) and the "saved" policies of the Borough of Charnwood Local Plan 1991-2026.

### Sileby Conservation Area Character Appraisal

This document sets out a character appraisal for the Sileby Conservation Area.

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

The 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. Whilst the objectively assessed need figure remains untested in a plan making environment and is therefore not to be relied upon at the current time, the housing mix evidence can be accorded significant weight as it reflects known demographic changes.

### Historic England's Listing Description - No. 7 King Street - List ID Entry: 1230690

"II House. C18, possibly with earlier origins. Red brick with granite rubble stone plinth and walling on left end and rear wing, brick band and eaves and C20 concrete tile roof with rendered end stacks. T plan, wing extending to rear. Brick coped gables. 2 storeys of 3 8/8 sash windows (2 further windows blocked). On ground floor a similar 8/8 sash either side central doorway with 6-panelled door and overlight with glazing bars. Stone sills and slightly cambered gauged brick lintels. Two storey wing and one storey extension to rear."

### British Standard (BS) 8233:2014

BS 8233 provides guidance for the control of noise in and around buildings. These guidelines help define what is considered to be acceptable in different environments.

### The Crime and Disorder Act 1998

The Crime and Disorder Act 1998 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.

## 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 Charnwood Local Plan 2019-36

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16<sup>th</sup> December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36. This document carries very limited weight at the current time.

Policy LP1 of the Draft Charnwood Local Plan (2019-36) outlines a housing requirement of at least 19,716 new homes between 2019 and 2036, with at least 2,490 to be provided across the Service Centres, which would include Sileby. This would include 1,559 dwellings which form part of existing planning permissions and allocations, with an additional 931 dwellings required in Service Centres.

Policy LP3 of the Draft Charnwood Local Plan (2019-36), and the supporting Policies Map 1, identifies part of the application site (excluding the residential property of No. 7 King Street), and other adjoining land, as a potential housing allocation site (Site reference HS62) which could accommodate some of this additional housing need identified under Policy LP1.

## **Relevant Planning History**

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

- P/74/1471/2 – Retention of garage – Approved (05.12.1974);
- P/75/0295/2 – Retention of garage – Approved (10.04.1975);
- P/75/0296/2 – Retention of garage – Approved (10.04.1975);
- P/75/0343/2 – Retention of garage – Approved (10.04.1975);
- P/75/0384/2 – Retention of garage – Approved (10.04.1975);

- P/75/0482/2 – Retention of garage – Approved (12.06.1975);
- P/81/0739/2 - Retention of garage - Approved (15.04.1981);
- P/93/3060/2 – Conservation Area Consent for the lowering of walls of barn to 3m – Approved (24.01.1994);
- P/18/0407/2 - Residential development of 8 dwellings at land to the rear of 9 King Street - Withdrawn (05.06.2018);
- P/18/0412/2 – Reconfiguration of listed building boundary wall in order to accommodate access to proposed residential development of 8 dwellings (P/18/0407/2). (Listed Building Consent) – Withdrawn (05.06.2018); and
- P/19/0313/2 - Erection 8 dwellings and conversion of existing farmhouse (Grade II Listed) into 2 dwellings (Listed Building Consent) – Pending Consideration.

### **Response of Consultees**

A call-in request to Plans Committee has been received from Ward Councillors Fryer and Ranson. Their concerns relate to the following matters:

- Over-development of the application site;
- The existing local highway network and its associated on-going problems in respect of traffic, congestion, on-street parking, and the narrow width of King Street which cannot be widened; and
- The impact of the proposed development on highway safety by reason of increased vehicular movements associated with that hereby proposed, the siting of the proposed vehicular access along King Street and its location close to the highway junction of King Street/Barrow Road/High Street.

#### Charnwood Borough Council (Environmental Health):

No objection raised subject to the incorporation of the noise mitigation measures outlined within the accompanying Noise Assessment into the development, and subject to a planning condition relating to land contamination.

#### Leicestershire County Council (Local Highway Authority):

No objection raised. The Local Highway Authority advise that, in their view, the impacts of the proposed development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Subject to the planning conditions and informative notes outlined within their consultation response, based on the information provided, the proposed development would not conflict with Paragraph 109 of the National Planning Policy Framework.

Leicestershire County Council (Lead Local Flood Authority):

No objection raised subject to planning conditions and informative notes relating to surface water drainage.

Sileby Parish Council:

Objection raised. Concerns relate to the following matters:

- It is suggested that the proposed development would conflict with Policy H1 of the Sileby Neighbourhood Plan, which the Parish Council believe carries full weight in context of the assessment of the principle of the proposed development;
- It is suggested that the information submitted in support of the Planning (and the associated Listed Building Consent) application fails to provide sufficient baseline information concerning the character and significance of the Listed Building (No. 7 King Street) and its associated outbuildings in order to make an informed assessment of the potential impact of the proposed development on the designated heritage asset;
- It is suggested that the information submitted in support of the Planning (and the associated Listed Building Consent) application fails to provide sufficient baseline information concerning the character and significance of the un-listed former agricultural buildings/structures on-site in order to make an informed assessment of the potential impact of the proposed development on these buildings/structures;
- It is requested that the Applicant undertakes a programme of archaeological field evaluation on-site prior to the Local Planning Authority's determination of the Planning and Listed Building Consent applications in order to establish the significance of any potential below-ground archaeological remains that may be present on-site, in order for the Local Planning Authority to make an informed assessment of the potential impact of the proposed development on any potential non-designated heritage assets;
- Unauthorised demolition of the boundary wall fronting King Street, and the proposals for its re-construction in part at a reduced height which would be visually harmful, and the associated impact on the character of the Grade II Listed Building;
- The impact of the proposed development (conversion works and new build) on the character of the Grade II Listed Building, and its setting;
- The impact of the proposed development on highway safety by reason of access and inadequate off-street vehicular (car) parking provision;
- It is suggested that the proposed use for the second storey (roof space) of No. 7 King Street is unclear; and
- It is suggested that the proposed development would be contrary with the relevant provisions of Policies H2, G2 and T1 of the Sileby Neighbourhood Plan.

Historic England:

No comment.

### Network Rail:

No objection raised. Notwithstanding this, design guidance is offered in respect of drainage, plant/machinery, excavations/earthworks, means of enclosure/security, encroachment onto the Railway, noise, landscaping and lighting in order to safeguard the Midland Main Railway Line. Furthermore, a Planning Condition has been requested in respect of the provision of an Armco safety barrier adjacent to Network Rail's land to ensure vehicles cannot drive into or roll onto the adjacent railway line.

### Leicestershire Police:

No objection raised. Notwithstanding this, design guidance is offered in respect of the security of the application site: in respect of street lighting, bin and cycle storage, means of enclosure to the curtilage of the dwellings, and door and house security.

### **Comments from residents**

63 no. letters of objection were received to the original proposal, a further 12 no. to the previous amended scheme which included a similar scheme to that currently proposed except for the front boundary wall of No. 7 King Street (this was proposed to be re-built on a slightly different alignment to that original); and a further 38 no. to the latest amended scheme, with the frontage wall on its original alignment but partially lowered. These are summarised below but can be read in full at [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

- No additional housing need for the village of Sileby;
- Over-development of the application site, and in context of the village of Sileby;
- The principle of development in context of a Listed Building;
- It is suggested that the information submitted in support of the Planning (and the associated Listed Building Consent) application fails to provide sufficient baseline information concerning the character and significance of the Listed Building (No. 7 King Street) and its associated outbuildings in order to make an informed assessment of the potential impact of the proposed development on the designated heritage asset;
- The impact of the proposed development (conversion works and new build) on the character of the Grade II Listed Building;
- Unauthorised demolition of the boundary wall fronting King Street, and the proposals for its re-erection on its original alignment albeit at a reduced height, and the associated impact on the character of the Grade II Listed Building, which would be harmful to the significance of the Listed Building and Conservation Area;
- Proposals to demolish the side boundary wall and associated outbuildings to the Grade II Listed Building, and the associated impact on the character of the Grade II Listed Building;
- Design of the proposed new-build dwellings, which are considered to be out of keeping with the character and appearance of the Grade II Listed Building (No. 7 King Street);

- The impact of the proposed development on the character and appearance of the Sileby Conservation Area;
- The impact of the proposed development on any potential below-ground archaeological remains that may be present on-site;
- The impact of the proposed development on the character and identity of the village of Sileby;
- Flood risk and drainage;
- The existing local highway network and its associated on-going problems in respect of traffic, congestion, on-street parking, etc.
- The impact of the proposed development on highway safety by reason of increased vehicular movements associated with that hereby proposed, the siting of the proposed vehicular access along King Street and its location close to the highway junction of King Street/Barrow Road/High Street, the design of the proposed access (including the works to the boundary wall of No. 7 King Street), and inadequate off-street vehicular (car) parking provision;
- Impact on the residential amenities of the future occupants of the proposed residential properties by reason of noise from the adjoining Public House, the adjoining Midland Main Railway Line and the adjacent Garage site.
- Impact on the neighbouring properties by reason of overlooking, and consequent loss of privacy, and loss of light, and the inability for neighbouring properties to carry out maintenance to their properties;
- The impact of the proposed development on local infrastructure, e.g. doctors surgery, schools, etc.;
- No provision of affordable housing;
- Disagreement with the weighting that has been given to the Neighbourhood Plan and its policies; and  
Objections that the development of the application site will prejudice the delivery of a wider site.

A further representation has been received from the local Member of Parliament, Jane Hunt MP. Concerns relate to the housing need for the Village of Sileby, the principle of the proposed development and the weight to be attributed to the Sileby Neighbourhood Plan.

### **Consideration of the Planning Issues**

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy, the Sileby Neighbourhood Plan 2018-2036 (2020) and the Leicestershire County Council Minerals and Waste Local Plan (2019). It is acknowledged that several of these plans are over 5 years old, therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. The majority of these policies are compliant with the NPPF and there is no reason to reduce the weight to be given to them.

As the Core strategy is now five years old, the Authority must now use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (4.1 years), and as a result, any policies which directly relate to the supply of housing cannot be afforded full weight if they restrict the provision of this supply.

The shortfall in the supply of deliverable housing sites means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

In situations where para 11d of the presumption applies, consideration should be given to paragraph 14 in relation to Neighbourhood Plans, in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. The Neighbourhood Plan for Sileby was adopted in January 2020 and its policies continue to have full weight, unless they relate to housing supply. As there are no unreserved housing allocations within the neighbourhood plan to meet an identified housing need, any conflict with its policies relating to the provision of housing cannot be considered as a significant and demonstrable harm sufficient to outweigh identified benefits on its own. Any such conflict remains a harm to be accounted for in the planning balance.

The main issues are considered to be:

- The principle of the proposed development;
- Housing mix;
- Design;
- Heritage;
- Residential amenity/general amenity;
- Arboriculture;
- Ecology;
- Flood risk/drainage;
- Land contamination;
- Highway matters;
- The impact on mineral resources;
- Other matters;

### **Principle of the proposed development**

The application site is located within the Development Limits to the settlement of Sileby, as established under “saved” Policy ST/2 of the Borough of Charnwood Local Plan 1991-2026 and latterly updated under Policy G1 of the Sileby Neighbourhood Plan which modifies these limits. Policy CS1 of the Core Strategy outlines a development strategy for the Borough, including a settlement hierarchy. Within the settlement hierarchy, Sileby is identified as a ‘Service Centre’ where a level of housing growth is supported along with small scale development within limits to development.

Sileby Neighbourhood Plan 2018-2036 has identified a housing requirement for the village based on a percentage share of a projection deriving from HEDNA and Charnwood's housing target. The Neighbourhood Plan outlines that this housing requirement will be met by a mixture of existing commitments and windfall development at a rate of 7 no. dwellings per annum for the remaining plan period. Existing commitments at the time of publication and adoption of the Neighbourhood Plan stood at 496 dwellings, with a further 126 dwellings expected as part of the windfall allowance. This equated to a total residual target of -56 dwellings. As a result, no immediate allocations were identified. However, allocated reserve housing sites under Policy H1 were identified should the housing need for the village increase in future. Part of the application site, excluding the residential property of No. 7 King Street, has been identified as a reserve housing site ('Site 21') under Policy H1 of the Sileby Neighbourhood Plan 2018-2036, which is identified as having potential to deliver around 14 dwellings.

Policy H1 outlines that planning applications for residential development on 'Site 21' will only be supported where it is required to meet a shortfall in the supply of housing land due to the failure of existing (committed) housing sites in Sileby to deliver the anticipated scale of development required; and it becomes necessary to provide for additional homes within the Parish in accordance with any new development plan document that replaces the Charnwood Local Plan (Core Strategy).

Policy H2 of the Sileby Neighbourhood Plan relates to windfall residential development on infill and re-development sites within Limits to Development and supports such development proposals subject to compliance with criterion a) to e).

These policies are those that are the most important for establishing whether the development is acceptable in principle.

The development is not at odds with policies CS1, ST/2, H2 or G1 as it offers new housing, on a modest scale, within a sustainable settlement. There is accordingly no harm in this regard and the provision of much needed housing should be given weight as a benefit in the planning balance.

Policy H1 of the Neighbourhood Plan identifies most of the site for new housing but only as a reserve site. Due to the shortfall in housing land supply, this housing land supply policy must be considered to have less than full weight in accordance with paragraph 11d and 14 of the NPPF. The proposed development would conflict with this policy as the terms for releasing this reserved site have not been met, accordingly a level of harm needs to be afforded to this conflict with a Neighbourhood Plan policy. It is considered the harm caused by the non-compliance with this singular policy would not be significant or demonstrable in either the overall planning balance or in terms of the overall tenet of the set of Development Plan policies which determine the principle of the proposed development, when read as a whole.

In view of the above, it is considered that the proposed development would be in accordance with the balance of those policies which are most relevant to the principle of development. As the development is acceptable in principle and



because it supplies housing, for which there is an established need, this must be recognised as a significant benefit of the scheme.

### **Housing Mix**

Policy CS3 of the Core Strategy outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area. The Housing SPD provides further guidance in support of Policy CS3.

Policy H3 of the Sileby Neighbourhood Plan outlines that in order to meet the future needs of the residents of the Parish, new residential development proposals should seek to create sustainable, inclusive and mixed communities by providing an appropriate housing mix having regard to up-to-date published evidence of local housing need in Sileby, or beyond. The guidance which supports Policy H3 outlines that residential development proposals of smaller-sized properties within or adjacent to the village centre would be supported.

These policies accord with the National Planning Policy Framework and it is not considered that there is a need to reduce the weight that should be given to them.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 recommends a housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix: Market: 0-10% 1-bedroom, 25-35% 2-bedroom, 45-55% 3-bedroom and 10-20% 4-bedroom; Affordable: 40-45% 1-bedroom, 20-25% 2-bedroom, 25-30% 3-bedroom and 5-10% 4-bedroom. In this case, the proposed development includes the following housing mix: one two bedroom dwelling (10%) and nine three bedroom dwellings (90%). Whilst this does not exactly reflect the mix set out in HEDNA it represents a mix of smaller dwellings which is appropriate to the character of the area and for this scale of development. In this regard the proposal complies with Core Strategy policy CS3 and Policy H3 of the Sileby Neighbourhood Plan.

In view of the above, it is considered that the proposed development would not conflict with Policy CS3 of the Charnwood Local Plan 2011-2028 Core Strategy and Policy H3 of the Sileby Neighbourhood Plan 2018-2036.

### **Design**

Policy CS2 of the Core Strategy, “saved” Policy EV/1 of the Borough of Charnwood Local Plan and Policy G2 of the Sileby Neighbourhood Plan are considered to be the most relevant design policies in this case. These are aligned with the advice within Chapter 12 of the National Planning Policy Framework and other national design advice. In this respect it is considered they have full development plan weight.

The proposal is for a conversion of the Listed Building into two properties and for the creation of a row of houses served by an L shaped parking and communal area. Taking these in turn:

## Conversion

This will involve minimal intervention to the existing fabric of the building, and internally will generally include the infilling of existing doorway openings between the front and rear elements of the existing building, and the creation of new openings to facilitate the layout of the dwellings as proposed. Externally it is proposed to undertake repair and maintenance works to the masonry and roof of the existing building and outbuilding, including to rainwater goods and retained fenestration.

It is proposed to repair and re-build the front boundary wall utilising the stone material from the original wall, which has been stored on-site since it was demolished. The wall will be rebuilt on its original alignment but will be lower in height adjacent to the new access in order to allow improved visibility and ensure that the access is safe. The proposal will also bring back into use, the walled garden located to the rear of the existing dwelling.

In this case, it is considered that the proposed development would be in keeping with, and would enhance, the character and appearance of these existing buildings on-site. It would bring back the farmhouse and associated outbuilding into a good state of repair and not introduce any radical new elements. This would all have a positive benefit on the character of the area and would give the proposal identity within the streetscene. Whilst the reduced height of part of the frontage wall will marginally reduce the sense of enclosure previously experienced, this solution (rather than rebuilding this feature to its original height but on a new alignment) is seen to be a pragmatic compromise that allows the retention of the majority of the historic fabric and character whilst enabling highway standards to be met. It's slightly uneven appearance is not considered to be so visually harmful that planning permission could be refused due to the relatively small discrepancy in height.

## New Build

The proposed dwellings will comprise of two slightly articulated rectangular blocks of two-storey, terraced dwellings which will sit within a central position within the application site. The design of these terraces includes a main two-storey dual-pitched element with two projecting single-storey gable-ended elements. The material treatment would include red brick to the walls, incorporating stone/brick dressings, under a plain tiled roof and brick chimney stacks.

The dwellings will each have a small walled front garden, with an additional garden to the rear. To the north-east and south-east of the dwellings will be an internal access road which serves a series of courtyard spaces which will provide vehicular parking and turning facilities for the dwellings.

With regard to the layout of the application site and the detailed design of the proposed dwellings, the scale, form, material treatment and appearance would respect the surrounding built context, and it is considered that the proposed development would represent a sensitive infill development scheme for the application site that would not only enhance the character and appearance of the

application site and contribute towards an enhanced street frontage to King Street, but would also represent an acceptable response to the historical context of the Listed Building of No. 7 King Street and the Sileby Conservation Area.

In the event Members are minded to approve the proposal, it is recommended that planning conditions are attached to any approval which would secure further details of the proposed materials and construction details in the context of the Listed Building (No. 7 King Street) and the proposed dwellings in order to ensure a high-quality built development is achieved. Conditions requiring further details of hard and soft landscaping and boundary treatments are also recommended for the same reason. Furthermore, in order to safeguard the design of the development scheme, and in the interests of residential amenity, a Condition in respect of the withdrawal of permitted development rights is also recommended to protect the character of the development and its relationship to the Listed Building and the Conservation Area setting.

In view of the above, and subject to planning conditions, it is considered that the proposed development would be acceptable on design grounds, in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Chapter 12 of the National Planning Policy Framework. This is a benefit to the proposal that should be weighed in the planning balance.

## **Heritage**

Sections 66 and 72 of the Planning (Listed Buildings and Conservation area) Act 1990 outlines that there is a duty to have special regard to heritage assets and that proposals should seek to preserve designated heritage assets and their setting. Policy CS14 seeks to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make. Chapter 16, (Paragraphs 184 to 202), of the National Planning Policy Framework sets out policy in respect of heritage assets, and seeks to conserve and enhance historic assets for current and future generations. Paragraph 190 outlines that an assessment of the significance of the heritage asset to be affected is required before than assessing the level of impact caused to the heritage asset by virtue of development. The assessment of harm to the heritage asset is addressed under Paragraphs 193 to 202.

In the first instance, it is important to understand which heritage assets, both designated and non-designated, could potentially be affected. The following assets are potentially affected:

- Sileby Conservation Area;
- No. 7 King Street - a Grade II Listed Building;
- Church of St Mary, which is a Grade II\* Listed Building (List ID Entry: 1230687); and
- Potential Archaeological remains

There are no other designated or non-designated heritage assets which are considered to be impacted by the proposal.

These assets, their significance and the impact of the proposal upon this is set out below:

### Conservation Area

The Conservation Area Character Appraisal examines the historical development of the Conservation Area and assesses its special architectural and historic interest, which in turn can be used in the assessment of significance of this designated heritage asset.

Sibley Conservation Area extends to an area of approximately 11 Ha. in the centre of the village and to the west of the Railway. It is centred on the Grade II\* Listed St Mary's Church, which stands at the staggered crossroads between Barrow Road/High Street and King Street. The boundary of the Conservation Area generally defines the settlement that existed in 1884, and includes a broad range of built development that is representative of the medieval and post-medieval settlement.

The present pattern of streets within the Conservation Area is a product of the historical development of the settlement. St Mary's Church stands at the top of the hill making it a focal point for views from many parts of the village and from the Soar Valley. The main streets through the Conservation Area, as shown on the 1884 Ordnance Survey plan, have historically been: High Street, which runs south from the Church to the Sibley brook; Barrow Road, running north from the Church; and King Street, running east from the Church. King Street was an important boundary between two of the original open fields.

Within the historic core, most of the principal surviving domestic buildings date from the late 18<sup>th</sup> and 19<sup>th</sup> Centuries and have survived reasonably well. There are 8 Listed Buildings, of which St Mary's Church is Grade II\* Listed, with the remaining buildings Grade II Listed.

The prominent building material used in the Conservation Area is brick and provides a uniformity of material and appearance throughout the Conservation Area. This is the case for No. 7 King Street. There are a few buildings constructed of stone or otherwise incorporate rubble stone plinths, as is the case for No. 7 King Street. There are also a number of stone rubble boundary walls within the Conservation Area, again as is the case for No. 7 King Street. Welsh slate is the prominent roofing material, typically a 19<sup>th</sup> Century replacement for earlier locally available materials such as Swithland Slate. Many roofs, including No. 7 King Street, have since been re-laid with concrete roof tiles. With regard to windows and doors, timber sash windows are common in the Conservation Area, as is the case for No. 7 King Street. Window openings are typically defined by arches and projecting cills, such as the combination of brick segmental arches and stone cills at No. 7 King Street. As well as timber windows, there are good examples of timber panel doors within the Conservation Area, sometimes partially glazed and many with fanlights above, such as that at No. 7 King Street.

It is considered that the Conservation Area is of historical value by virtue of the illustrative value that derives from the evolution of the settlement from the 16<sup>th</sup> Century core through to modern day.

In addition, it is considered that the Conservation Area has designed and fortuitous aesthetic value. Furthermore, it is considered that the Conservation Area could be of communal value by virtue of how it is perceived by local residents in terms of its identity, and the way in which local residents use and interact. Given that there are very few Listed Buildings within the Parish, it is considered that those which do exist have an enhanced role in the significance of the conservation area in terms of all these elements of significance.

The restoration of the farmhouse reflects the materials which dominate the conservation area and retains it as an important historical reference. The reconstruction of part of the front boundary wall and the partial reduction in height would result in some visual harm by way of loss of enclosure and due to its uneven height but nevertheless would allow retention of historic fabric in combination with its retention as an identifiable feature. This is because the wall is built on a foundation of river cobbles which could be retained if its former alignment is followed. Overall the slight reduction in height is considered to give rise to minimal harm.

The new residential development represents a sensitive infill that would not only enhance the character and appearance of the conservation area by replacing vacant unused land with good quality housing units that respect local context. There would however, be some interruption of views of the farmhouse and the church from Highbridge as the new units would sit within the foreground. As a result there would be a small degree of harm to the setting of the Conservation Area.

### 7 King Street

The Listing Description examines the historical development of the farmhouse and assesses its special architectural and historic interest, which in turn can be used in the assessment of significance of this designated heritage asset.

The Listing Description for No. 7 states the following:

*“11 House. C18, possibly with earlier origins. Red brick with granite rubble stone plinth and walling on left end and rear wing, brick band and eaves and C20 concrete tile roof with rendered end stacks. T plan, wing extending to rear. Brick coped gables. 2 storeys of 3 8/8 sash windows (2 further windows blocked). On ground floor a similar 8/8 sash either side central doorway with 6-panelled door and overlight with glazing bars. Stone sills and slightly cambered gauged brick lintels. Two storey wing and one storey extension to rear.”*

This shows it is its historical architectural and structural details which make it significant.

With regard to its setting, this is derived from its position on King Street and its inter-relationship with the adjacent historic properties fronting King Street, notably No. 5 King Street and the nature of the defined curtilage enclosed by walling which also provides evidence of its past history and function as a farmhouse.

In view of the above, and based on the conservation principles outlined within Historic England's Heritage Values, it is considered that the Listed Building, outbuildings and walling (the latter elements comprising curtilage listed buildings/structures) are of historical value by virtue of the illustrative and designed value that derives from their past history.

The proposed conversion would be in keeping with and enhance the character and appearance of these existing buildings and would bring them back into repair and use; however, the proposed development would, nevertheless, result in some minor harm to the significance of this Listed Building by virtue of the level and nature of intervention required including the loss of historic fabric and the loss of its original form as a single dwelling.

The proposals for the front boundary wall would result in some harm to the significance of this feature, which is an important structure in terms of the setting of the Listed Building. Although of varying ages and states of repair, the front boundary wall was, prior to its demolition, complete and continuous along the King Street frontage clearly defining the extent of original ownership of the farmhouse. The wall represents a clear public demonstration of the location, enclosure and exclusive status of the house in its grounds and has high significance as an integral part of the listed building. Whilst revisions to the plans are welcomed which allow the original alignment to be followed, thus allowing retention of the historic foundations, the reduction in height, (approximately 40cm), to the right of the front door would inevitably result in some harm as it reduces both enclosure and historic fabric.

In respect of the proposals to demolish the existing single-storey outbuilding this will result in the complete loss of this outbuilding, which has been located within the curtilage of the application site since before 1<sup>st</sup> July 1948, and is, therefore, considered to comprise a curtilage listed building . This loss would inevitably result in harm to the significance of the Listed Building and setting.

In view of the above, it is considered that the proposed development would result in some harm to the significance of this designated heritage asset, including to its setting.

### Church of St Mary

This Grade II\* listed building has historical value, both illustrative and associative, by virtue of its association with religion and its ability to illustrate past events. It would also be of designed aesthetic value by virtue of its architectural design and its siting, character and appearance. The Church would also be of communal value by virtue of its social role in the Parish and it being a place where people come together to worship, and it has its own unique identity. It may also offer evidential value in terms of the graveyard.

The proposal would have no direct impact on this significance and would not result in harm to the Listed Building or its immediate setting. Notwithstanding this, it is considered that the proposed development would result in harm to the significance of this Listed Building in respect of its wider setting, specifically in context of views had of this listed building from Highbridge which is located to the north-east of the application site on the opposite side of the Railway Line. In this case, the proposed new built houses would sit within the foreground of views of this Listed Building, and will partially obscure such views. As a result, this element of the proposed development would directly affect its setting, which contributes towards the significance of this building, and cause harm.

### Archaeology

The site is sited within an Archaeological Alert Area and has potential to result in harm to the significance of this non-designated heritage asset.

In this case, it is recommended that planning conditions are attached if members are minded to grant planning permission to ensure that the groundworks carried out are subject to an archaeological watching brief and that any archaeological evidence revealed during construction works is recorded within the Historic Environment Record.

This watching brief should include the demolition of the existing buildings, within the application site.

Subject to planning conditions, it is considered that the proposed development would not result in harm to archaeology.

### Conclusion on Heritage matters

It is considered that the proposal would cause harm to the listed building due to loss of historic wall fabric and the diminishment of a curtilage wall, loss of the outbuilding, harm to the conservation area and its setting by way of a reduction in sense of enclosure, loss of historic context and reduced views into the conservation area would also be caused, and harm to the Grade II\* listed Church of St Mary by virtue of the proposed new build development which would obscure views of this listed building which would directly affect its setting. In this case, the harm caused to these designated heritage assets is assessed as 'less than substantial harm'. As a result, and in line with Paragraph 196 of the National Planning Policy Framework, the Local Planning Authority are required to weigh up the harm caused to these designated heritage assets against the public benefits of the proposed development.

The public benefits in this case are considered to be the economic and social benefits of new housing in the village, alongside the environmental benefits of repair and retention of a listed building and the use of underused brownfield land.

In this case these benefits are considered to outweigh the level of harm identified, subject to the inclusion of conditions listed below.

Additionally, the proposal would preserve the character and significance of the identified heritage assets which would reflect the duties under the Planning Act and in Policy CS14 of the Charnwood Local Plan Core Strategy.

#### Residential amenity/general amenity

Policy CS2 of the Charnwood Local Plan Core Strategy, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy H2 of the Sileby Neighbourhood Plan 2018-2036 are considered to be relevant in this case. These Policies seek to protect the amenities of nearby properties. In addition, the guidance contained within the Design Supplementary Planning Document is also considered relevant in this case.

The application site is adjoined by commercial properties with the exception of No. 8 Barrow Road which is residential. There would be no significant harm in terms of light, outlook or privacy to any of the commercial buildings. As residential amenity is more sensitive to change this is also assessed below.

The changes proposed to the farmhouse itself are minimal and would not impact on the residential amenity of No. 8 Barrow Road. Given the level of separation between the new build units there would be no loss of light or outlook to No.8 and there are no windows which would overlook this dwelling causing loss of privacy.

In view of the above, it is considered that the proposed development would not result in any significant adverse harm in respect of the amenities of the adjoining land and commercial/residential properties, and would, therefore, be considered acceptable on amenity grounds.

With regard to the residential amenity of the future residents of the proposed development, it is considered that the proposed Site Layout Plan would provide for adequate internal relationships between dwellings, and each of the proposed dwellings would be afforded adequate outdoor private amenity space which would be commensurate with the sizes of dwellings proposed.

A further matter of consideration is the potential of the future residents to experience noise impacts due to the adjacent railway and village centre location.

An Acoustic Design Statement has been submitted which is based on a noise survey carried out on-site on 4<sup>th</sup> September 2017. The results of the survey outline that the development would meet the recommended internal and external noise levels outlined within BS 8233:2014 (Table 4), in such circumstances, development should be designed to achieve the lowest practicable noise levels in external areas.

The Acoustic Design Statement outlines a number of mitigation measures such as orientation of the dwellings to the railway, an acoustic barrier and utilising the building envelope in order to mitigate internal noise levels which need to be incorporated. Additionally in order to achieve the recommended internal noise levels, in accordance with BS 8233:2014, it would be expected that mitigation measures would need to be incorporated into the structure of the proposed dwellings such as acoustic trickle vents, acoustic glazing and alternative means of ventilation.



Charnwood Borough Council's Environmental Health officers have been consulted in connection with this application. No objection has been received in respect of the proposals subject to the incorporation of the noise mitigation measures outlined within the application.

Accordingly, subject to planning conditions to secure the necessary mitigation, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy H2 of the Sileby Neighbourhood Plan 2018-2036. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraphs 127, 170 and 180 of the National Planning Policy Framework. There would be no significant harm in this respect.

### Arboriculture

The application site is not covered by a Tree Preservation Order; however, the application site is located within the Sileby Conservation Area in which case the trees located within the application site are statutorily protected under Section 211 of the Town and Country Planning Act 1990 (as amended).

The Arboricultural Survey Report identifies five trees and three tree groups on the site but finds these to all be of low value arboriculturally. As a consequence all are proposed for removal. To balance this, improved landscaping across the application site as indicated on Drawing No. 1910.A3.07.003A (Block Plan), is proposed. No detailed information concerning this proposed landscaping has been submitted in support of this application. Therefore, members are recommended to attach a Planning Condition if they are minded to grant of planning permission, to ensure that a detailed scheme of soft landscaping is submitted to, and approved in writing by, the Local Planning Authority.

In view of the above, and subject to Planning Conditions, it is considered that the proposed development would be acceptable on arboricultural grounds. Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of "saved" Policy EV/1 of the Charnwood Local Plan and national guidance and that there would be no significant arboricultural harm.

### Ecology

Policy CS13 of the Charnwood Local Plan Core Strategy 20011-2028 and Policies ENV6 and ENV8 of the Sileby Neighbourhood Plan 2018-2036 are considered to be relevant in this case. They seek to protect and enhance biodiversity.

The ecological reports submitted indicate there are no designated sites close to the site. The site itself is characterised by areas of un-managed poor semi-improved grassland surrounded by scattered and dense scrub and un-managed residential garden. As outlined within the previous section of this report, there are also a number of individual and group of trees located across the application site.

The ecological reports outline the potential of the site to support opportunities for birds based on the habitats recorded on-site although no bird nesting activity was observed. In addition, the farmhouse incorporates several bird boxes, and there are crevices within the building's fabric which would support nesting opportunities.

Whilst there are records of Great Crested Newts (GCNs) within 2 km of the application site, with the nearest ponds being located within 500m of the site, the application site is isolated from these locations by virtue of existing built development and roads. No evidence of reptiles was recorded during the site surveys. However, the ecological reports outline that there is potential for reptiles to venture into the site from the adjacent railway line, in which case they recommend that a precautionary approach to site clearance is required.

There are records of bat activity within 2 km of the application site, but the site surveys indicate that the majority of trees on-site have negligible bat roost potential. With regard to the two former agricultural buildings, one was identified as having negligible bat roost potential and the other building was identified as having low bat roost potential. The farmhouse was identified as having moderate bat roost potential and the associated outbuilding, negligible bat roost potential.

No other evidence of any other protected species, or habitats which could potentially support them, were identified on site during the times of the site surveys.

The site is currently assessed to have some ecological value by way of the habitat that it provides. This ecological value is calculated by the applicant's Ecologist to be 0.72 biodiversity units. The proposal would result in the loss of habitat on-site, and a localised biodiversity loss which is considered to be significant for the scale of the site.

Within the ecological reports submitted, ecological mitigation is identified. This is in the form of new landscape planting and the installation of bird and bat boxes. Accordingly, it is considered reasonable and appropriate in this case to apply relevant Planning Conditions in the event that Members are minded to approve the proposal, to secure the details of the proposed on-site ecological mitigation proposed.

The submitted ecological information identifies that the site will be unable to fully mitigate the ecological impacts of the proposed development, and that this will result in a biodiversity net loss of 49% of habitat on-site, taking into account the any mitigation on the application site. As a result, off-site mitigation will be required and the applicant has agreed to pay an off-site developer contribution of £5,390.00 towards improving and enhancing biodiversity off-site elsewhere within Sileby, or within the locality. It is considered this off site mitigation meets the test set out in paragraph 56 of the NPPF and the CIL regulations. A CIL Regulation compliant project is currently being identified.

Subject the implementation of the onsite ecological measures and a financial contribution (secured via the completion of a s106 legal agreement or the receipt of an unilateral undertaking) towards offsite ecological mitigation, it is considered that the ecological harm identified would be adequately dealt with.

Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS13 of the Charnwood Local Plan Core Strategy and the National Planning Policy Framework. There would be no significant harm in terms of biodiversity.

#### Flood risk/drainage

Policies CS2 and CS16 of the Charnwood Local Plan Core Strategy 2011-2028 and Policy ENV10 of the Sileby Neighbourhood Plan 2018-2036 seek to ensure development is not at risk of flooding and does not create flood risk. They reflect Paragraphs 155 and 163 of the National Planning Policy Framework.

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

With regard to the proposed development, the proposed residential use is classified, under Table 2: Flood Risk Vulnerability Classification within the National Planning Practice Guidance (NPPG), as 'more vulnerable' development. As per Table 3: Flood Risk Vulnerability and Flood Zone 'Compatibility' within the National Planning Practice Guidance, 'more vulnerable' development would be considered acceptable within Flood Zone 1. Accordingly, it is considered that the proposed development would be acceptable in principle within Flood Zone 1.

Surface water is to be disposed by way of a soakaway and the mains sewer, whilst the method of foul water drainage is intended to be achieved by way of the mains sewer. Given the scale of the development and its urban location this is considered to be acceptable in terms of ensuring the development does not lead to flood risk elsewhere.

The proposed development would be acceptable on flood risk and drainage grounds, in accordance with the relevant provisions of Policies CS2 and CS16 of the Charnwood Local Plan Core Strategy and Policy ENV10 of the Sileby Neighbourhood Plan and national guidance. There would be no identified harm in this regard.

#### Land contamination

In this case, in the assessment of the matter of land contamination, Paragraphs 170 and 178 of the National Planning Policy Framework are relevant.

The submitted ground report outlines that there is a moderate to low risk of contamination from past agricultural uses and the railway line and recommends that further ground investigations are undertaken in order to assess the potential for below-ground land contamination.

Charnwood Borough Council's Environmental Health officers have been consulted in connection with this application and suggest a planning condition in respect of land contamination that requires a site investigation and risk assessment and a

remediation study to be submitted to, and approved in writing by, the local planning authority. Those remediation measures are to be incorporated into the development and a verification study prepared to be submitted to and approved by the local planning authority before occupation can commence.

In view of the above, and subject to planning condition(s), it is considered that the proposed development would be acceptable on land contamination grounds, in accordance with the relevant provisions of Paragraphs 170 and 178 of the National Planning Policy Framework and that there would be no significant harm that could not be mitigated

### Highway matters

“Saved” Policy TR/18 of the Borough of Charnwood Local Plan 1991-2026 sets out parking standards in respect of development proposals. Paragraph 108 of the National Planning Policy Framework supports sustainable travel and Paragraph 109 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.

As part of the proposed development, it is proposed to retain and improve the existing vehicular access off King Street. The proposed modifications include the rebuild of part of the front boundary wall to a maximum height of 0.75m high to achieve the required visibility splays. These visibility splays reflect speed surveys carried out by the applicant and are 25m & 36m x 2.4m. Whilst it is recognised the height of the wall is above that normally sought by the Local Highway Authority within visibility splays, given the historic importance of the wall, the Highway Authority consider the current proposal acceptable and do not consider it would cause an unacceptable impact on highway safety.

In terms of visibility, width and gradient the access would conform to the design standards set out within the Leicestershire Highways Design Guide and the Highway Authority raises no objection.

2 car parking spaces are proposed for each of the units which meet the standards suggested by policy TR/18 and the Highway Authority Design Guide. The parking spaces proposed would meet the relevant design standards and include adequate turning space. Accordingly, it is considered that appropriate off street vehicular parking provision can be accommodated within the site. Additionally ample cycle parking is included for each unit.

Overall, the Local Highway Authority does not consider the proposals would lead to a 'severe' impact on the safe operation of the highway in accordance with Paragraph 109 of the National Planning Policy Framework.

Accordingly, and subject to planning conditions and informative notes recommended by the Local Highway Authority, it is considered that the proposal will not give rise to any material harm in respect to matters of highway safety. Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraphs 108 and 109 of the National Planning Policy Framework,

“saved” Policy TR/18 of the Borough of Charnwood Local Plan and the guidance contained within the Leicestershire Highways Design Guide.

#### The impact on mineral resources

The application site is located within a sand and gravel Mineral Safeguarding Area. However, as it is located within an built up area it is considered that it would be unsuitable for mineral resource extraction. As a result it would not conflict with Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan and there is no identified harm in this regard.

#### Other matters

##### *Impact of the proposed development on the Midland Main Railway Line*

Adjacent to the north-eastern boundary of the application site is the Midland Main Railway Line, which is owned and operated by Network Rail.

Following consultation with Network Rail, no objection was raised in respect of the proposals. Notwithstanding this, design guidance is offered in respect of drainage, plant/machinery, excavations/earthworks, means of enclosure/security, encroachment onto the Railway, noise, landscaping and lighting in order to safeguard the Midland Main Railway Line. Furthermore, a Planning Condition has been requested in respect of the provision of an Armco safety barrier adjacent to Network Rail’s land to ensure vehicles cannot drive into or roll onto the adjacent railway line.

In this case, subject to planning conditions and information notes in order to notify the Applicant of Network Rail’s requirements in this regard (see suggested Planning Condition 23 and Information Note 8, below), it is considered that the proposed development would not give rise to any adverse harm in respect of the adjoining railway corridor and its operations.

##### *Infrastructure contributions*

The original application submitted proposed 10 dwellings and the conversion of the existing house to 5 apartments, which represented a net increase of 14 residential units. Accordingly requests for developer contributions were received from LCC Education, Civic Amenity and Libraries, Leicester Universities Hospital Trust and CBC Affordable Housing. However, as highlighted above, the application has since been subsequently amended, due to Officers’ concerns regarding design and impacts on the designated heritage assets, and as such the number of units has subsequently been reduced. The current proposal now results in a net increase of only 9 dwellings. Accordingly these requests are no longer relevant, and given the scale of the revised development, planning obligations for community infrastructure should not be secured

##### *Sterilisation of adjoining land and prejudicial delivery of a wider development site*

Within the representations received from the local community, concerns have been

raised in respect of the proposed development potentially sterilising the future development of adjoining land, and that this current proposal prejudices the delivery of a wider development site.

As previously outlined, part of the application site forms part of a Reserve Housing Site under Policy H1 of the Sileby Neighbourhood Plan. This allocation excludes adjoining land to the north-west and south-east of the application site, which includes vacant land and commercial garages respectively.

The application site is currently available for development; however, this adjoining land is not currently available for development. The respective landowners of these adjoining sites are not currently seeking development on such sites, nor is there any guarantee that such sites would come forward in future.

In this case, it is not considered that the proposed development would prejudice the future delivery of these adjoining sites. These sites could be developed independently of the application site if and when these sites were to become available for development in future.

Indeed, in the event that the land to the north-west and south-east of the application site came forward for development in future, it is considered that independent access could potentially be achieved for both sites. However in the event that independent access could not be achieved, it may be possible to obtain access via the application site and proposed development. As a result, these sites would not be land-locked.

In view of the above, it is considered that the proposed development would not sterilise the future development of adjoining land, nor prejudice the delivery of a wider development site.

### **Planning Balance and Conclusion**

The proposal is considered to be acceptable in principle as it would provide new housing within a sustainable location. It would provide a mix of smaller units that are compatible with the character of the area. The scheme is of a high quality design and although it would result in less than substantial harm to heritage assets this would be outweighed by public benefits. Additionally there would be no harm to amenity, mineral extraction needs or flood risk. Any impact in terms of biodiversity, highway safety, land contamination or arboriculture could also be adequately mitigated. However, weighed against this there would be some harm in that the proposal would conflict with policy H1 of the Neighbourhood Plan and fail to preserve the significance of some elements of designated heritage assets. These harms are not considered to significantly or demonstrably outweigh the benefits the scheme brings in this case. As a result the development is considered to be sustainable and it is recommended that planning permission is granted.

### **RECOMMENDATION**

Recommendation A

Enter into a s106 Legal Agreement or Unilateral Undertaking to secure off-site developer contribution of £5,390.00 towards improving and enhancing biodiversity off-site elsewhere within Sileby, or within the Borough.

#### Recommendation B

That planning permission be granted for the development subject to the following Planning Conditions and Information Notes:

#### Planning Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Drawing No. 3260 - 16 Rev - (Site Location Plan);
- Drawing No. 3171 Rev A (Topographical Survey);
- Drawing No. 1910.A3.07.001 (Block Plan as Existing);
- Drawing No. 1910.A3.07.002 (Site Access as Existing);
- Drawing No. 3454 Rev – (Existing Floor Plans);
- Drawing No. 3454 Rev – (Existing Elevations);
- Drawing No. 1910.A3.07.003B (Block Plan as Proposed);
- Drawing No. 1910.A3.07.004B (Site Access as Proposed);
- Drawing No. 1910.A3.07.005 (Former Boundary Wall);
- Drawing No. 1910.A3.07.006C (Boundary Wall as Proposed);
- Drawing No. 1910.A3.07.007 (House Type A Plans);
- Drawing No. 1910.A3.07.008 (House Type A Elevations);
- Drawing No. 1910.A3.07.009 (House Type A);
- Drawing No. 1910.A3.07.010 (Garage Building G1);
- Drawing No. 1910.A3.07.011 (Garage Building G2);
- Drawing No. 1910.A3.07.012 (Garage Building G3);
- Drawing No. 1910.A3.07.015C (Car Parking Provision);
- Drawing No. 3260 – 30 Rev – (Conversion of Farmhouse: Proposed Ground / First Floor Plans); and
- Drawing No. 3260 – 31 Rev – (Conversion of Farmhouse: Proposed Elevations + Joinery Details).

Reason: For the avoidance of doubt.

3. Notwithstanding condition 2, before materials are first brought on to site, a detailed schedule and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority.

Thereafter, the development shall be implemented in accordance with the approved details, and shall be retained as such in perpetuity.

Reason: In order to safeguard the character and appearance of the existing and approved buildings, including the Listed Building of No. 7 King Street, and the character and appearance of the Sileby Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

4. Notwithstanding condition 2, prior to the commencement of the development hereby permitted, a full schedule and specification of repairs/works required in context of the farmhouse, outbuilding(s) and boundary walls (excluding the front boundary wall) associated with the conversion of the Listed Building (No. 7 King Street) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the works shall be carried out fully in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Listed Building of No. 7 King Street, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

5. Notwithstanding Condition 2, prior to the commencement of the development hereby permitted, details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys and other architectural detailing in respect of the new dwellings permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, and shall be retained as such in perpetuity.

Reason: In order to safeguard the character and appearance of the approved dwellings and the character and appearance of the Sileby Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

6. Prior to the occupation of the development hereby permitted, details of the design, external appearance and decorative finish of any new railings, fences, gates, walls, bollards and other means of enclosure (as appropriate) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, and shall be retained as such in perpetuity.

Reason: In order to safeguard the character and appearance of the application site and the character and appearance of the Sileby Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local



Plan Core Strategy 20011-2028, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

7. Prior to the occupation of the development hereby permitted, a detailed scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority, the details of which shall include:
  - (a) indications of all existing trees and hedgerows located within and adjoining the application site;
  - (b) details of any trees and hedgerows located within and adjoining the application site which are to be retained, together with measures for their protection in the course of development;
  - (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
  - (d) site levels and finished floor levels;
  - (e) hard surfacing materials;
  - (f) minor artefacts and structures (e.g. refuse and other storage units, signs, lighting etc), where relevant; and
  - (g) a programme of implementation.

Thereafter, the development shall be implemented in accordance with the approved details, and retained as such in perpetuity.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and the character and appearance of the Sileby Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

8. All soft landscaping comprised in the approved details of landscaping under Condition 7 shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years from the date of first occupation of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and the character and appearance of the Sileby Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby

Neighbourhood Plan 2018-2036.

9. No external lighting shall be installed within the application site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of railway safety, in the interests the amenities of the area and to minimise unnecessary light spillage above and outside the development site, and to accord with the Policy CS2 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

10. No development shall take place on-site until arrangements have been made for an archaeological watching brief to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the watching brief proposals agreed pursuant to this condition, and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded, and to accord with the Policy CS14 of the Charnwood Local Plan Core Strategy 20011-2028 and the relevant provisions of Chapter 16 of the National Planning Policy Framework.

11. No development shall take place on-site until arrangements have been made for the archaeological survey and recording, commensurate with Level 2 of Historic England's 'Understanding Historic Buildings A Guide to Good Recording Practice', in respect of the existing single-storey building, and the remains of a further single-storey building, located on land adjacent to No. 7 King Street; and the single-storey outbuilding located within the rear garden of No. 7 King Street. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the arrangements agreed pursuant to this condition, and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements, and to accord with the Policy CS14 of the Charnwood Local Plan Core Strategy 20011-2028 and the relevant provisions of Chapter 16 of the National Planning Policy Framework.

12. Prior to the commencement of development on-site, a detailed scheme of noise mitigation, in line with the recommendations outlined within the Acoustic Design Statement (Report reference 1717186) prepared by Sharps Redmor Acoustic Consultants dated 16<sup>th</sup> January 2019, shall be submitted to, and

approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details, and shall be maintained as such in perpetuity.

Reason: In the interests of the amenity of the future residents, and to accord with Policy CS2 of the Charnwood Local Plan Core Strategy 20011-2028, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

13. Prior to the commencement of development on-site, a detailed scheme of ecological mitigation, including a programme of implementation and maintenance, in line with the recommendations outlined within the following reports shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details, and shall be maintained as such in perpetuity.

- Preliminary Ecological Appraisal, Bat Roost Potential and Nocturnal Bat Survey (Report No. 17-0879.03, Issue No. 1), prepared by Delta Simons Environmental Consultants Limited, dated 20<sup>th</sup> September 2018;
- Update Ecology Walkover Report (Report No. 17-0897.04, Issue No. 1), prepared by Delta Simons Environmental Consultants Limited, dated 6<sup>th</sup> July 2020;
- Bat Mitigation Strategy (Report No. 17-0879.04, Issue No. 2), prepared by Delta Simons Environmental Consultants Limited, dated 6<sup>th</sup> July 2020;
- Biodiversity Net Gain Report, prepared by Delta Simons Environmental Consultants Limited, dated July 2020; and
- The Biodiversity Metric 2.0 – Calculation Tool, prepared by Delta Simons Environmental Consultants Limited, dated July 2020

Reason: In the interests of biodiversity, and in accordance with Policy CS13 of the Charnwood Local Plan Core Strategy 20011-2028 and Policies ENV6 and ENV8 of the Sileby Neighbourhood Plan 2018-2036.

14. Notwithstanding the details submitted in support of this application, prior to the commencement of the development hereby permitted, the application site should be subjected to a suitable investigation to characterise any land contamination arising from current or former uses. A detailed site investigation report incorporating a suitable risk assessment and detailed remediation scheme to address any unacceptable risks, shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved remediation scheme shall be incorporated into the development and a suitable verification report that demonstrates the effectiveness of the remediation carried out, shall be submitted to, and approved in writing by, the Local Planning Authority.

Occupation of the site shall not commence until such times as the ground contamination verification report has been approved in writing by the Local Planning Authority.

Reason: To protect human health and the environment and to identify potential contamination of the site, and to accord with the relevant provisions of the National Planning Policy Framework, notably Paragraphs 170 and 178.

15. Prior to the commencement of the development, full details of the means of foul and surface water drainage for the site shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, and retained in perpetuity.

Reason: To ensure the satisfactory drainage of the site, and to accord with Policy CS16 of the Charnwood Local Plan Core Strategy 20011-2028 and Policy ENV10 of the Sileby Neighbourhood Plan 2018-2036.

16. Prior to the commencement of the development, details in relation to the management of surface water on site during the construction phase of the approved development shall be 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.

17. No development shall commence on the site until such times as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy, and to accord with Policy CS16 of the Charnwood Local Plan Core Strategy 20011-2028 and Policy ENV10 of the Sileby Neighbourhood Plan 2018-2036.

18. No part of the development hereby permitted shall be occupied until such times as the access arrangements shown on approved Drawing No. 1910.A3.07.004B (Site Access as Proposed), have been implemented in full. Visibility splays once provided shall thereafter be permanently maintained with nothing within those splays higher than 0.75 metres above the level of the adjacent footway/verge/highway.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic

joining the existing highway network in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2019).

19. No part of the development hereby permitted shall be occupied until such times as the access drive (and any turning space) shown on approved Drawing No. 1910.A3.07.004B (Site Access as Proposed) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

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

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

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

21. The development hereby permitted shall not be occupied until such times as the parking and turning facilities have been implemented in accordance with approved Drawing No.'s 1910.A3.07.003B (Block Plan as Proposed) and 1910.A3.07.015C (Car Parking Schedule). 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).

22. 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.

23. Prior to the commencement of development, details concerning the installation of an Armco or similar barrier, to be located in positions where vehicles may be in a position to drive into or roll onto the adjacent Midland Main Railway Line or otherwise where damage could occur to the lineside fencing, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, and shall be retained and maintained as such in perpetuity.

Network Rail's existing fencing must not be removed or damaged by virtue of the details that will come forward pursuant to this condition.

Reason: To prevent vehicles from being in a position to drive into or roll onto the adjacent Midland Main Railway Line or otherwise to prevent damage from occurring to the lineside fencing; and to safeguard the safety, operational needs and integrity of the railway.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1 Classes A-H (except for Class F) to Schedule 2 shall take place on the dwellings hereby permitted or within its curtilage.

Reason: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements and to accord with Policies CS2 and CS14 of Charnwood Local Plan Core Strategy 20011-2028 and "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

25. The existing single-storey outbuilding located within the north-eastern corner of the curtilage to the host residential property of No. 7 King Street shall not be demolished until such time as the new-build development on land adjoining No. 7 King Street, within the application site, has begun.

Reason: In order to avoid the unnecessary loss of this outbuilding, in line with Paragraph 198 of the National Planning Policy Framework.

Informative Note(s):

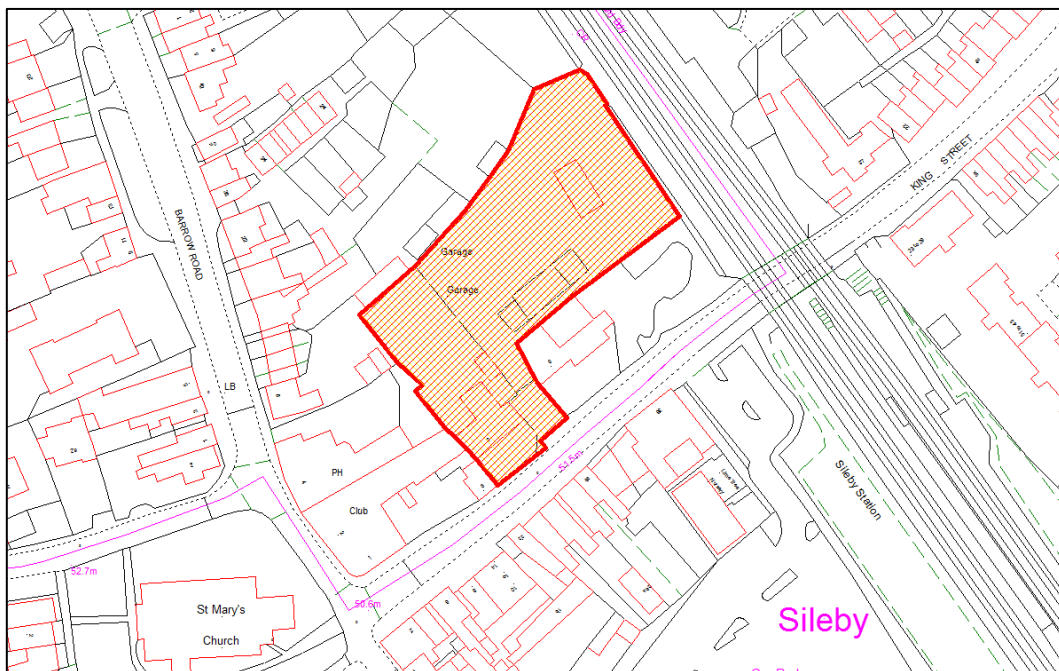
1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of the above-mentioned policies and there are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and

Country Planning (Development Management Procedure) (England) Order 2015.

3. The Applicant is requested to note that the proposed development in context of the residential property of No. 7 King Street will require Listed Building Consent, and this must be obtained before any works are undertaken to the Listed Building. Failure to do so is an offence.
4. The Applicant is requested to note that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Charnwood Borough Council (Tel. 01509 634924 or 01509 634757). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.
5. The Applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
6. 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>.
7. The proposed road layout does not conform to an acceptable standard for adoption and therefore it will not be considered for adoption and future maintenance by the Local Highway Authority. The Local Highway Authority will, however, serve Advance Payment Codes in respect of all plots served by (all) the private road(s) within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please note that the Highway Authority has standards for private roads which will need to be complied with to ensure that the Advanced Payment Code may be exempted and the monies returned. Failure to comply with these standards will mean that monies cannot be refunded. For further details please email [road.adoptions@leics.gov.uk](mailto:road.adoptions@leics.gov.uk). Signs should be

erected within the site at the access advising people that the road is a private road with no highway rights over it.

8. The Applicant's attention is drawn to Network Rail's consultation responses dated 4<sup>th</sup> March 2019 and 22<sup>nd</sup> January 2020, and their design guidance in respect of drainage, plant/machinery, excavations/earthworks, means of enclosure/security, encroachment onto the Railway, noise, landscaping and lighting in order to safeguard the Midland Main Railway Line.
9. The Applicant's attention is drawn to Leicestershire Police's consultation response dated 17<sup>th</sup> June 2020, and their design guidance in respect of matters of crime and security. Furthermore, Leicestershire Police have requested a Section 38 Agreement (of The Highways Act 1980) in respect of the installation of an electrical spur to the nearest lamppost to the vehicular access of the application site.
10. The Applicant's attention is drawn to Leicestershire County Council's (Lead Local Flood Authority) consultation response dated 26<sup>th</sup> May 2020, and their guidance notes in reference to Planning Conditions 15 – 18.





## Item No. 2

**Application Reference Number** P/19/0313/2

<b>Application Type:</b>	Listed Building Consent	<b>Date Valid:</b>	31/01/2019
<b>Applicant:</b>	UCR Construction & Development Ltd		
<b>Proposal:</b>	Conversion of existing farmhouse (Grade II Listed) into 2 dwellings, conversion and demolition of outbuildings repair of wall to north east boundary and partial rebuilding of front wall to south east boundary.		
<b>Location:</b>	7 King Street Sileby Leicestershire LE12 7LZ		
<b>Parish:</b>	Sileby	<b>Ward:</b>	Barrow & Sileby West
<b>Case Officer:</b>	Jeremy Eaton	<b>Tel No:</b>	01509 634692

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This item is referred to Plans Committee in accordance with the Council's Scheme of Delegation following a 'Call-in' request from Ward Councillors Ranson and Fryer. They have concerns that this is over-development and also on matters of highway safety.

### Description of the site

The application site relates to the residential property of No. 7 King Street and adjoining land located to its north-eastern boundary. It is, situated to the north-western side of King Street, located within the Development Limits to the village of Sileby and the District Centre of Sileby.

The application site is adjoined by No. 5 King Street (Great Wall Chinese Takeaway), No. 1 King Street and No. 2 Barrow Road (Sileby & District Liberal Working Mens Club), No. 4 Barrow Road (the Horse and Trumpet Public House). No. 8 Barrow Road, (a residential property), lies to its south-western boundary. Land connected with No. 8 Barrow Road, and other garden land, adjoins the north-western boundary of the application site. Adjoining the north-eastern and south-eastern boundaries of the application site is No. 9 King Street (a part-vacant garage site), whilst the Midland Main Railway Line also adjoins the north-eastern boundary of the application site.

The residential property of No. 7 King Street is a Grade II Listed Building (List ID Entry: 1230690), which was first listed on 6<sup>th</sup> May 1983. It comprises a two-storey detached farmhouse with an associated single-storey outbuilding to the rear set within a large curtilage which is defined by brick/stone walls (of various heights) to all boundaries. The boundary wall fronting onto King Street has previously been removed on health and safety grounds. To the front and rear of the farmhouse are small and large-sized gardens respectively. Within the north-eastern corner of the site is a further single-storey outbuilding. The farmhouse and associated outbuildings

are currently in a poor state of repair due to on-going issues associated with unauthorised access and anti-social behaviour.

The land adjacent to the north-eastern boundary of No. 7 King Street is currently vacant land and includes an existing single-storey building and the remains of a further single-storey building, both understood to have been formerly used in association with agriculture. Access to this land is achieved via an existing vehicular/pedestrian access off King Street, which is shared with the adjacent garage.

The application site is located within the Sileby Conservation Area and within an Archaeological Alert Area. To the south-west of the application site, along Barrow Road/High Street, is the Church of St Mary, which is a Grade II\* Listed Building (List ID Entry: 1230687).

### **The Application Proposals**

This application seeks Listed Building Consent for the conversion of the existing Listed farmhouse, (No. 7 King Street), vertically into 2 dwellings, the conversion of the outbuilding to the rear of the farmhouse, the demolition of an existing outbuilding located within the north-eastern corner of the curtilage of No. 7 King Street, the repair of the boundary wall to the north east boundary and rebuilding of the front boundary wall.

The proposed conversion of the farmhouse includes the following:

- Repair of roof coverings
- Repair and replacement of cast iron rainwater goods
- Masonry repair
- Repair of front door, fanlight and frame
- Repair of wooden sash windows to front elevation. Profiling to remain with slim line double glazing installed.
- Retention of all structural openings
- Replacement of poor quality windows to side and rear elevations with double glazed painted timber windows of traditional profile
- Minimal internal works for subdivision which includes blocking up of 3 existing doorways, removal of three short sections of wall, and the removal of a porch structure that was a later addition.

In respect of the adjacent outbuilding, within the curtilage of No. 7 King Street, it is proposed to retain and convert this building to create a bicycle store for both dwellings (Plots 7A and 7B). This will involve minimal internal and external intervention to the existing fabric of the building, other than repair and maintenance works.

The missing section of the front boundary wall to the south-east boundary will also be rebuilt to 0.75m in height using original material that has been stored at the site. This is approximately 0.4m lower than its original height.

This application has been accompanied by the following drawings:

- Drawing No. 3260 - 16 Rev - (Site Location Plan);
- Drawing No. 3171 Rev A (Topographical Survey);
- Drawing No. 3454 Rev – (Existing Floor Plans);
- Drawing No. 3454 Rev – (Existing Elevations);
- Drawing No. 1910.A3.07.001 (Block Plan as Existing);
- Drawing No. 1910.A3.07.002 (Site Access as Existing);
- Drawing No. 1910.A3.07.003B (Block Plan as Proposed);
- Drawing No. 1910.A3.07.004B (Site Access As Proposed)
- Drawing No. 1910.A3.07.005 (Former Boundary Wall);
- Drawing No. 1910.A3.07.006C (Boundary Wall as Proposed);
- Drawing No. 1910.A3.07.013 (View from King Street);
- Drawing No. 1910.A3.07.014 (View from the North);
- Drawing No. 1910.A3.07.015C (Car Parking Provision);
- Drawing No. 3260 – 30 Rev – (Conversion of Farmhouse: Proposed Ground / First Floor Plans);
- Drawing No. 3260 – 31 Rev – (Conversion of Farmhouse: Proposed Elevations + Joinery Details);

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

- Heritage Statement (report reference 0838H HS), prepared by Lanpro, dated January 2019;
- Archaeological Desk-Based Assessment, prepared by Lanpro, dated November 2017;
- Heritage and Design Statement, prepared by Mark Stewart, dated 3<sup>rd</sup> January 2021;
- Planning Statement, prepared by Marrons Planning, dated January 2019;
- Design & Access Statement, prepared by TMCS Architectural & Building Consultants, dated 18<sup>th</sup> January 2019;
- Design Statement, prepared by Mark Stewart, dated 28<sup>th</sup> November 2019;
- Window/Door Schedule (Report Reference 3260 – 32), prepared by TMCS Architectural & Building Consultants, dated 18<sup>th</sup> November 2019;
- Advice Note, prepared by Mark Stewart, dated 27<sup>th</sup> January 2020;
- Advice Note, prepared by Mark Stewart, dated 20<sup>th</sup> May 2020;
- Covering Letter, prepared by Marrons Planning, dated 20<sup>th</sup> May 2020.

## **Development Plan Policies**

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

The policies relevant to this proposal include:

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

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

The policies relevant to this proposal include:

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

Sileby Neighbourhood Plan 2018-2036

The policies relevant to this proposal include:

Policy G2 – Design – seeks, amongst other things, to ensure a high standard of design for developments which reinforce local distinctiveness and respect the character of the area, and is compatible in mass, scale, density, materials and layout, whilst using landforms and other natural features.

**Other material considerations**

Planning (Listed Buildings and Conservation Areas) Act (1990)

Requires Local Planning Authorities to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Considerable importance and weight should be attached to any harm to these heritage assets or their setting. The courts have held that this creates a negative presumption (capable of being rebutted) against the grant of planning permission where harm will be caused) and that the balancing exercise must begin with this negative weight/presumption even where the presumption in favour of sustainable development is engaged under the National Planning Policy Framework. Section 66 of the Act, requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 8 seeks to achieve sustainable development that fulfils economic, social and environmental objectives:

- 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; and
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

In addition, the National Planning Policy Framework offers the following advice that is particularly relevant to the consideration of this proposal:

Paragraph 184 outlines that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 190 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Paragraph 192 outlines that in determining planning applications, Local Planning Authorities should take account of, amongst other things, the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 193 to 199 relate to the assessment of the impact of development proposals on designated and non-designated heritage assets.

#### National Planning Practice Guidance (NPPG)

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

#### National Design Guide

This document sets out the Government's design guidance to support the NPPF.

### Design Supplementary Planning Document (SPD)

This document sets out the Local Planning Authority's design guidance to support the Charnwood Local Plan 2011-2028 Core Strategy (2015) and the "saved" policies of the Borough of Charnwood Local Plan 1991-2026, which is intended to encourage, promote and inspire a higher standard of design.

### Sileby Conservation Area Character Appraisal

This document sets out a character appraisal for the Sileby Conservation Area.

### Historic England's Listing Description - No. 7 King Street - List ID Entry: 1230690

*II House. C18, possibly with earlier origins. Red brick with granite rubble stone plinth and walling on left end and rear wing, brick band and eaves and C20 concrete tile roof with rendered end stacks. T plan, wing extending to rear. Brick coped gables. 2 storeys of 3 8/8 sash windows (2 further windows blocked). On ground floor a similar 8/8 sash either side central doorway with 6-panelled door and overlight with glazing bars. Stone sills and slightly cambered gauged brick lintels. Two storey wing and one storey extension to rear*

### Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment.

This provides information to assist Local Planning Authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.

### The Draft Charnwood Local Plan 2019-36

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16<sup>th</sup> December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36. This document carries limited weight at the current time.

### **Relevant Planning History**

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

- P/74/1471/2 – Retention of garage – Approved (05.12.1974);
- P/75/0295/2 – Retention of garage – Approved (10.04.1975);
- P/75/0296/2 – Retention of garage – Approved (10.04.1975);
- P/75/0343/2 – Retention of garage – Approved (10.04.1975);
- P/75/0384/2 – Retention of garage – Approved (10.04.1975);

- P/75/0482/2 – Retention of garage – Approved (12.06.1975);
- P/81/0739/2 - Retention of garage - Approved (15.04.1981);
- P/93/3060/2 – Conservation Area Consent for the lowering of walls of barn to 3m – Approved (24.01.1994);
- P/18/0407/2 - Residential development of 8 dwellings at land to the rear of 9 King Street - Withdrawn (05.06.2018);
- P/18/0412/2 – Reconfiguration of listed building boundary wall in order to accommodate access to proposed residential development of 8 dwellings (P/18/0407/2). (Listed Building Consent) – Withdrawn (05.06.2018); and
- P/19/0218/2 - Erection 8 dwellings and conversion of existing farmhouse into 2 dwellings – Pending Consideration.

### **Response of Consultees**

Charnwood Borough Councillor Hilary Fryer and Councillor Pauline Ranson: A call-in request to Plans Committee has been received by the Councillors. Concerns relate to the following matters:

- Over-development of the application site;
- The existing local highway network and its associated on-going problems in respect of traffic, congestion, on-street parking, and the narrow width of King Street which cannot be widened; and
- The impact of the proposed development on highway safety by reason of increased vehicular movements associated with that hereby proposed, the siting of the proposed vehicular access along King Street and its location close to the highway junction of King Street/Barrow Road/High Street.

Sileby Parish Council: Objection raised. Concerns relate to the following matters:

- The principle of the proposed development;
- It is suggested that the information submitted in support of the Planning and Listed Building Consent applications fail to provide sufficient baseline information concerning the character and significance of the Listed Building (No. 7 King Street) and its associated outbuildings in order to make an informed assessment of the potential impact of the proposed development on the designated heritage asset;
- It is requested that the Applicant undertakes a programme of archaeological field evaluation on-site prior to the Local Planning Authority's determination of the Planning and Listed Building Consent applications in order to establish the significance of any potential below-ground archaeological remains that may be present on-site, in order for the Local Planning Authority to make an informed assessment of the potential impact of the proposed development on any potential non-designated heritage assets;

- Unauthorised demolition of the boundary wall fronting King Street, and the proposals for its erection on a revised alignment, and the associated impact on the character of the Grade II Listed Building;
- The impact of the proposed development (conversion works and new build) on the character of the Grade II Listed Building;
- It is suggested that the proposed use for the second storey (roof space) of No. 7 King Street is unclear;
- It is suggested that the concerns raised by local residents in respect of heritage have not been taken on board by the Local Planning Authority, e.g. the reinstatement of the boundary wall fronting King Street to its original height
- It is suggested that the proposed development would be contrary with the relevant provisions of Policies H1, H2, G2 and T1 of the Sileby Neighbourhood Plan; and
- The impact of the proposed development on the existing highway network and highway safety by reason of intensification of the use of the vehicular access and inadequate off-street vehicular (car) parking provision.

Historic England: No comment.

### **Other Comments**

Sileby Heritage Group: Objection raised. Concerns relate to the following matters:

- Unauthorised demolition of the boundary wall fronting King Street;
- Design of the proposed residential development; it is suggested that the proposals represent a poorly designed residential development scheme; and
- The impact of the proposed development on highway safety by reason of increased vehicular movements and traffic generation associated with that hereby proposed.

131 no. letters of objection have been received from residents in respect of the original proposals, and a further 47 no. to the latest amended scheme. The material planning considerations relevant to the determination of this Listed Building Consent application are summarised below but can be read in full at [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

- The principle of development in context of a Listed Building;
- The impact of the proposed development (conversion works and new build) on the character of the Grade II Listed Building;
- Unauthorised demolition of the boundary wall fronting King Street, and the proposals for its re-erection on its original alignment albeit at a reduced height, and the associated impact on the character of the Grade II Listed Building;
- Proposals to demolish the side boundary wall and associated outbuildings to the Grade II Listed Building, and the associated impact on the character of the Grade II Listed Building;
- Design of the proposed new-build dwellings, which are considered to be out of keeping with the character and appearance of the Grade II Listed Building (No. 7 King Street);



1 no. letter of representation has been received in support of the proposed development. Comments relate to the following matters:

- The proposals for the Listed Building are considered to be positive and would lead to a better scheme than that previously proposed; and
- The proposals for the boundary wall fronting King Street are considered to be positive and would lead to a better scheme than that previously proposed.

A further representation has been received from the local Member of Parliament, Jane Hunt MP. Concerns relate to the Housing need for the Village of Sileby, the principle of the proposed development and the weight to be attributed to the Sileby Neighbourhood Plan.

### **Consideration of the Issues**

The main issue for consideration in the determination of this application is the impact of the proposed development on the significance of the designated heritage asset, the Grade II Listed Building of No. 7 King Street.

Policy CS14 of the Charnwood Local Plan Core Strategy 20011-2028, the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework are relevant in this case.

The Town and Country Planning (Listed Building and Conservation Areas) Act 1990, in Sections 16 and 66, outlines that special regard should be had in respect of Listed Buildings, and proposals should seek to preserve the designated heritage asset, including the asset in itself, its setting and any features of special architectural or historic interest which it possesses.

Policy CS14 of the Charnwood Local Plan Core Strategy 20011-2028 seeks to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make. In particular this Policy requires development proposals to protect heritage assets and their setting.

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

The Listing Description for 7 King Street examines the historical development of the farmhouse and assesses its special architectural and historic interest, which in turn can be used in the assessment of significance of this designated heritage asset. It states:

*“Il House. C18, possibly with earlier origins. Red brick with granite rubble stone plinth and walling on left end and rear wing, brick band and eaves and C20 concrete tile roof with rendered end stacks. T plan, wing extending to rear. Brick coped gables. 2 storeys of 3 8/8 sash windows (2 further windows blocked). On ground floor a similar 8/8 sash either side central doorway with 6-panelled door and overlight with glazing bars. Stone sills and slightly cambered gauged brick lintels. Two storey wing and one storey extension to rear.”*

This shows it is its historical architectural and structural details which make it significant.

With regard to its setting, this is derived from its position on King Street and its inter-relationship with the adjacent historic properties fronting King Street, notably No. 5 King Street and the nature of the defined curtilage enclosed by walling which also provides evidence of its past history and function as a farmhouse.

In view of the above, and based on the conservation principles outlined within Historic England’s Heritage Values, it is considered that the Listed Building, outbuildings and walling are of historical value by virtue of the illustrative and designed value that derives from their past history. The impact of the proposal on each of these elements is discussed below.

### Conversion

The proposal does not alter the external appearance of the building significantly as it utilises existing openings and where repair is necessary this on a like for like basis. The loss of historic fabric is, as a result, also limited. Although there are small sections of internal wall to be removed these are all short in length. Equally those new additional areas of wall are also minimal and allow the original floor plan of the building to remain without significant alteration. Additionally the outbuilding to the rear, which would be converted, would retain its existing form although it would require alterations to existing fabric in order to repair it, and it would change in function. In this sense neither the architectural detailing or historic significance of the buildings would be greatly altered. However, as there would be some removal of historic fabric and the original single dwelling form would no longer exist a level of harm would result, although this is considered to be minor.

### Front Boundary Wall

Although of varying ages and states of repair, the front boundary wall was, prior to its demolition, complete and continuous along the King Street frontage, clearly defining the extent of original ownership of the farmhouse. The wall represents a clear public demonstration of the location, enclosure and exclusive status of the house in its grounds and has high significance as an important structure in terms of the setting of the Listed Building.

The proposals for the front boundary wall include it being rebuilt, utilising the stone from the original wall, which has been stored on-site since it was demolished, and crucially utilising its historic foundations, by following its original alignment. It would be of its original height, except for the northernmost section of the wall, adjacent to

the site access, which would be reduced in height by approximately 40cm. The lower section of wall is required in order to allow improved visibility and to ensure that this site access is safe in highway safety terms.

Whilst the Applicant previously proposed an alternative solution for the front boundary wall, including re-building it on a revised alignment, this was considered to result in a greater level of harm as it would remove the historic context of its alignment, reduce the sense of enclosure and sever its relationship with its historic footings. It is considered this would have had a more harmful effect on the setting to the Listed Building.

The current proposals for the front boundary wall would result in some harm to the significance of this feature as it reduces both enclosure and historic fabric, although this is considered to be minor.

### Side Wall

The repairs to the side boundary wall would be minimal and whilst they would introduce some new fabric would not alter the historic context or appearance of this wall.

### Demolished Outbuilding

In respect of the proposals to demolish the existing single-storey outbuilding this will result in the complete loss of this outbuilding, which has been located within the curtilage of the application site since before 1<sup>st</sup> July 1948, and is, therefore, considered to comprise a curtilage listed building. This loss would inevitably result in harm to the significance of the Listed Building and setting.

In view of the above, it is considered that the proposed development in context of the residential property of No. 7 King Street would result in some harm to the significance of this designated heritage asset, including to its setting.

In this case, in consideration of the works proposed to the Listed Building and the level of harm that will arise to this designated heritage asset, and in consideration that the proposed development would not only retain the Listed Building building but repair it and bring it back into a good condition, thereby preserving the significance of the listed building and the retention of its historic context, the harm caused to this designated heritage asset is collectively assessed, in the terminology of the NPPF, as 'less than substantial harm'

As a result, and in line with Paragraph 196 of the National Planning Policy Framework, the Local Planning Authority are required to weigh up the harm caused to these designated heritage assets against the public benefits of the proposed development.

The public benefits in this case are considered to comprise the following:

Economic:

- The proposal would also contribute towards economic growth during the construction period in terms of employment.
- In the longer term, the additional population would be likely to increase spending within the Borough, for instance in the local shops and help support the range of other local services, which would help maintain their viability.

Social:

- The proposal would bring forward additional residential development within the Borough, which would make a positive contribution towards the Council's Five Year Housing Land Supply, which is a major consideration in favour of the proposal as the Council cannot currently demonstrate a five year supply of deliverable housing sites.

Environmental:

- The proposal would ensure the repair of a Grade II Listed Building.
- The proposal would make an effective use of vacant land located within the village of Sileby.
- The proposed development would improve accessibility to the application site, by virtue of the proposed enhancements to an existing vehicular/pedestrian access, which in turn would be in the interests of highway safety.

In view of the above, it is considered that the harm caused to the designated heritage assets associated with the proposed development would be outweighed by the public benefits of the proposed development.

The Town and Country Planning (Listed Building and Conservation Areas) Act 1990, in Sections 16 and 66, outlines that special regard should be had in respect of Listed Buildings, and proposals should seek to preserve the designated heritage asset, including the asset in itself, its setting and any features of special architectural or historic interest which it possesses. The proposal would preserve the significance of the listed building due to the limited loss of fabric and the retention of its historic context. In this respect, subject to the conditions below, this would fulfil the duties of the Act and meet with policy CS14 of the Charnwood Local Plan Core Strategy 2011-2028.

In view of the above, it is recommended that Listed Building Consent be granted.

**RECOMMENDATION**

That Listed Building Consent be granted subject to the following Planning Conditions and Informative Notes:

Planning Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

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

- Drawing No. 3260 - 16 Rev - (Site Location Plan);
- Drawing No. 3171 Rev A (Topographical Survey);
- Drawing No. 1910.A3.07.001 (Block Plan as Existing);
- Drawing No. 1910.A3.07.002 (Site Access as Existing);
- Drawing No. 3454 Rev – (Existing Floor Plans);
- Drawing No. 3454 Rev – (Existing Elevations);
- Drawing No. 1910.A3.07.003B (Block Plan as Proposed);
- Drawing No. 1910.A3.07.004B (Site Access as Proposed);
- Drawing No. 1910.A3.07.005 (Former Boundary Wall);
- Drawing No. 1910.A3.07.006C (Boundary Wall as Proposed);
- Drawing No. 1910.A3.07.015C (Car Parking Provision);
- Drawing No. 3260 – 30 Rev – (Conversion of Farmhouse: Proposed Ground / First Floor Plans); and
- Drawing No. 3260 – 31 Rev – (Conversion of Farmhouse: Proposed Elevations + Joinery Details).

Reason: For the avoidance of doubt.

3. Notwithstanding Condition 2, before materials are first brought on to site, a detailed schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, and shall be retained as such in perpetuity.

Reason: In order to safeguard the character and appearance of the Listed Building (No. 7 King Street), and the character and appearance of the Sibley Conservation Area, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, “saved” Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sibley Neighbourhood Plan 2018-2036.

4. Notwithstanding Condition 2, prior to the commencement of the development hereby permitted, a full schedule and specification of repairs/works required in context of the farmhouse, outbuilding(s) and boundary walls (excluding the front boundary wall) associated with the conversion of the Listed Building (No. 7 King Street) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the works shall be carried out fully in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Listed Building of No. 7 King Street, and to accord with the Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, “saved” Policy

EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036.

5. No development shall take place on-site until arrangements have been made for the archaeological survey and recording, commensurate with Level 2 of Historic England's 'Understanding Historic Buildings A Guide to Good Recording Practice', in respect of the existing single-storey outbuilding located within the rear garden of No. 7 King Street. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the arrangements agreed pursuant to this condition, and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements, and to accord with the Policy CS14 of the Charnwood Local Plan Core Strategy 20011-2028 and the relevant provisions of Chapter 16 of the National Planning Policy Framework.

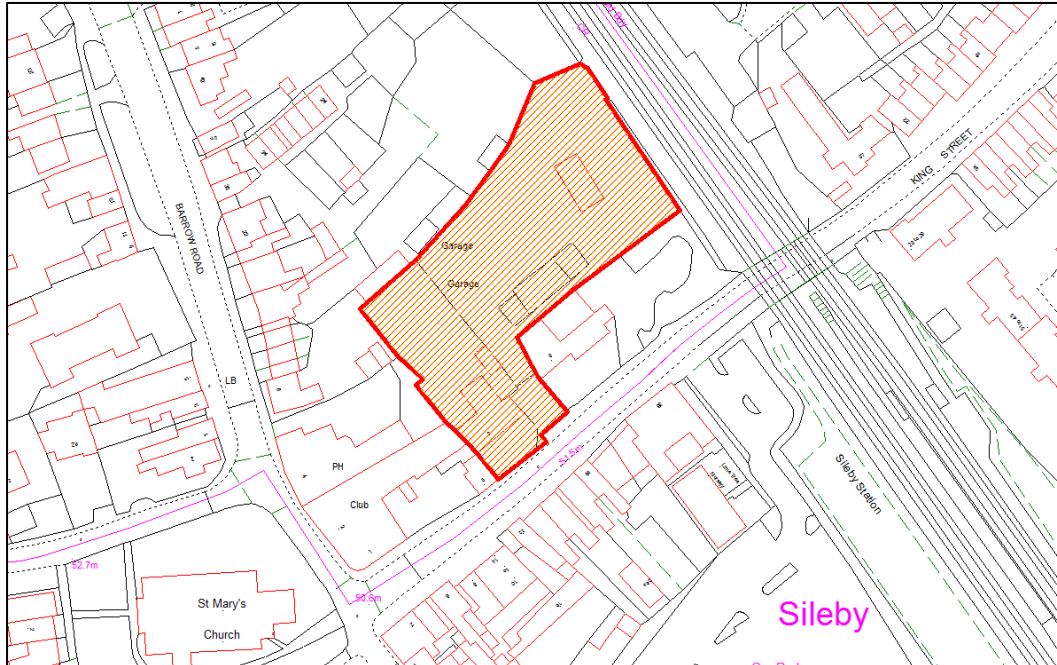
6. The existing single-storey outbuilding located within the north-eastern corner of the curtilage to the host residential property of No. 7 King Street shall not be demolished until such time as the new-build development on land adjoining No. 7 King Street, within the application site, has begun.

Reason: In order to avoid the unnecessary loss of this outbuilding, in line with Paragraph 198 of the National Planning Policy Framework.

Information Note(s):

1. Policies CS2 and CS14 of the Charnwood Local Plan Core Strategy 20011-2028, "saved" Policy EV/1 of the Borough of Charnwood Local Plan 1991-2026 and Policy G2 of the Sileby Neighbourhood Plan 2018-2036 have been taken into account in the determination of this application, as has the National Planning Policy Framework (2019). Whilst the proposed development would result in 'less than substantial' harm in context of the designated heritage asset (No. 7 King Street), there are material considerations, notably the public benefits of the proposed development which would outweigh the harm caused to the designated heritage asset, in which case would not conflict with the aforementioned policies, and no harm would arise such as to warrant the refusal of Listed Building Consent.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The Applicant is requested to note that the proposed development would require Planning Permission. You must obtain planning permission before any works begin.



### Item No. 3

#### Application Reference Number P/19/0041/2

<b>Application Type:</b>	Outline	<b>Date Valid:</b>	25 <sup>th</sup> January 2019
<b>Applicant:</b>	William Davis Ltd		
<b>Proposal:</b>	Development of up to 70 dwellings with associated public open space, landscaping and infrastructure		
<b>Location:</b>	Land off Melton Road Burton on the Wolds LE12 5AL		
<b>Parish:</b>	Burton on the Wolds	<b>Ward:</b>	The Wolds
<b>Case Officer:</b>	Karen Brightman	<b>Tel No:</b>	0864603389

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### Background

This application has been brought to plans committee as it relates to a major housing development outside current limits to development.

Because the Local Planning Authority has not made a decision on the application within the agreed deadline, an appeal has been lodged with the Planning Inspectorate against the non-determination of the planning application and it is due to be heard by way of Public Inquiry at a date yet to be scheduled. Once an appeal has been lodged against non-determination, a formal decision on the application cannot be taken by the Local Planning Authority but a decision must be made regarding how the application would have been determined. This decision will be used to form the basis of the Council's case and in effect to decide whether to defend the appeal or not.

### Description of the Application Site

The application site is located to the east of Burton on the Wolds and is approximately 4.3 ha in size. It comprises a single agricultural field which is enclosed by field hedges, some of which are well established. It is bordered by Melton Road to the North, Sowters Lane to the west, open land to the east and a cul de sac of housing, (Seals Close), to the south.

Beyond Sowters Lane and to the west lies the edge of the village which consists of two large detached properties and a farm complex. Sowters Lane itself is rural in character with well-defined hedging and mature trees increasingly present as it runs southwards.

Seals Close to the south is a mix of semi-detached and detached properties. The rear gardens of these directly adjoin the site and are separated from it by a mix of hedging and standard garden boundary treatments.

To the north of the site there is a large detached house and an area of allotments which are separated from the field by mature hedgerow and trees and a small



stream. The existing field access into the land passes through this hedging and is partially shared with the allotments.

To the east of the site there is a belt of younger planting which is also within the ownership of the applicant and which separates the site from the agricultural land beyond.

The site is predominantly level although there is a gentle slope with levels rising to the south and east of the land. The site is outside but adjacent to the limits to development for the village.

### **Description of the Proposal**

The application is in outline with all matters reserved except for access. Access is proposed via a new T junction onto Melton Road to the west of the allotments. It is accompanied by an illustrative masterplan that shows how the site could be developed for the quantum of housing proposed.

The masterplan suggests a central access road serving a series of cul de sacs which provide access to blocks of housing. A feature square is proposed in the middle of the site with planted public open space around the edges of the development. An area of buffer planting is depicted to the southern boundary between Seals Close and the new housing. There is also a play area shown in the south western corner and footpath links around the site and potentially out on to Sowters Lane in two places.

An existing pond within the site is proposed for retention within public open space and a new SuD's feature is also depicted to the east of the site entrance. A footpath link along Melton Road between the site access and the village is also shown. Six focal point buildings are indicated along the main route into the development and at the end of main views through the development. Finally, a new community orchard and potential allotment area is shown to the south west corner of the site.

The application includes the following supporting documents & plans:

- Application form
- Site location Plan – red line
- Design and Access Statement
- Transport Statement
- Road Safety Audit
- Flood Risk Assessment & Drainage Strategy
- Ecological Assessment
- Arboricultural Assessment
- Historic Environment Assessment
- Soil and Agricultural Lane Assessment
- Noise Assessment
- Odour Assessment
- Affordable Housing statement
- Analysis of 5 Year supply (2019)

- Statement of Community Involvement

## **Development Plan Policies**

### Charnwood Local Plan Core Strategy (adopted 9 November 2015)

*Policy CS1 – Development Strategy* – Sets out a growth hierarchy for the borough that sequentially guides development towards the most sustainable settlements. This identifies Burton on the Wolds as an “other” settlement, (4<sup>th</sup> in a hierarchy of 5) where small scale development within limits to development is supported.

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

*Policy CS3 Strategic Housing Needs* - supports an appropriate housing mix for the Borough and sets targets for affordable homes provision to meet need.

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

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

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

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

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

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

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

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

*Policy ST/2 Limits to Development* – this policy sets out limits to development for settlements within Charnwood.

*Policy CT/1 General Principles for areas of countryside...* - This policy defines which types of development are acceptable in principle within areas of countryside.

*Policy CT/2 – Development in the Countryside* – Sets out how development that is within the countryside will be assessed to ensure there is no harm to the rural character of the area.

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

*Policy TR/18 Parking in New Development* - This seeks to set the maximum standards by which development should provide for off street car parking.

#### Wolds Villages Neighbourhood Plan (2018 – 2028)

This is at stage where it has been agreed that it can proceed to referendum. As part of the national response to the pandemic the Government has altered the PPG to account for instances where neighbourhood plans can proceed to referendum but are prevented from doing so by the current circumstances. The PPG states that such plans can currently be given significant weight in decision-making where they are relevant. Relevant policies in relation to the proposal are:-

*Policy WV1 – Landscape Character and Locally important views* - sets out that in the countryside, new development should conserve or enhance the character of the local landscape.

*Policy WV2 - Green Infrastructure* - states that development proposals should seek to conserve and enhance the local green infrastructure which includes a wildlife corridor and woodland along Melton Road.

*Policy WV3 – Trees* – seeks to ensure protection of important trees and hedges or replacement if loss is unavoidable.

*Policy WV5 – Water Management* – states that new development should take account flood risk and that it should be effectively drained

*Policy WV6 – Local Green Space* – designates areas as local green space and includes the allotments to the north of the site

*Policy WV7 – Local Heritage Assets* – lists local assets where the benefits of the proposal must be balanced against harm to significance. It includes ridge and furrow within the site in this list. It also seeks to protect archaeological remains.

*Policy WV8 – Community Services and facilities* – sets out that community facilities including the allotments to the north should be protected and supports retention and improvement of these.

*Policy WV10 – Infrastructure* – seeks to ensure new housing is supported by appropriate infrastructure

*Policies WV11 & WV12 – Housing Provision & Sturdee Poultry Farm* – Policy WV11 sets out limits to development for Burton on the Wolds which exclude but directly abut the site to the west and south. The plan resists most forms of housing development outside these limits save for land on the opposite side of Sowters Lane which is allocated for housing in the event there is a need for housing identified within the emerging local plan by policy WV12.

*Policy WV14 – Housing Mix* – requires new housing development to have regard to recent assessments of housing need within the Wolds. It specifically focuses on the needs of older households and the need for smaller homes.

*Policy WV 15 – Affordable Housing* – supports conditions or planning obligations ensuring local people are prioritised for affordable units when they are allocated

*Policy WV16 – Design* – states that development proposals must comply with Burton in the Wolds Village Design Statement

#### **Other material considerations**

##### The National Planning Policy Framework (NPPF 2019)

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

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

##### *Section 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 73). Where this is not achieved policies for the supply of housing are rendered out of date and for decision-taking this means granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, (paragraph 11d). Paragraph 14 sets out what the status of neighbourhood plans is where the presumption at paragraph 11d applies. 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).

##### *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).

### *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).

## Planning Practice Guidance

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

### National Design Guide

This document sets out the Government's design guidance to support the NPPF.

### 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.

### Housing Supplementary Planning Document (adopted May 2017 – updated December 2017)

The SPD provides guidance on affordable housing to support Core Strategy Policy CS3.

### Design Supplementary Planning Document (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.

### Leicestershire Highways Design Guide

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

### Burton on the Wolds Village Design Statement (2006)

This document sets out residents aspirations for design within the village. It emphasises the need to protect the natural environment and work with the natural landscape "bowl" that the village lies within. Smaller scale developments are supported that complement existing styles and materials and avoid monotony.

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

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. As this application is for a site of less than 5 hectares and is for less than 150 dwellings it does not stand to be screened for an Environmental Impact Assessment.

### Conservation of Habitat and Species Regulations 2010 (as amended)

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

### Protection of Badgers Act 1992

Badgers are subject to protection under the above Act. This Act includes various offences, including wilfully killing, injuring or taking a badger or deliberately damaging a badger sett. A licence is required from Natural England where development proposals may interfere with badger setts.

### 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 Charnwood Local Plan 2019-36

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16<sup>th</sup> December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36. This document carries very limited weight at the current time.

### **Consultation Responses**

The table below sets out the responses that have been received from consultees with regard to the application. Please note that these can be read in full on the Council's website [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

<b>Consultee</b>	<b>Response</b>
Leicestershire Lead Local Flood Authority - LCC	Does not object to the proposal now that further drainage details have been received
Housing Strategy & Support CBC	Seeks 40 % affordable housing on the site at an appropriate mix and with 50% for rent and 50% for shared ownership
Environmental Protection - CBC	Does not object to the application on the grounds that mitigating condition relating to noise and odour are attached as detailed in the application documentation
Environmental Agency	Does not object to the application but points out that it is within 400m of a poultry farm and that the environmental impacts of this need to be assessed.
Leicestershire County Council - Highways	Does not object to the proposal subject to it being carried out in accordance with the access details included within the Transport Assessment. Conditions are suggested relating to the timing of the provision of the access, the protection of the visibility splay and to ensure surface water doesn't drain onto the highway
LCC Education	Seeks contributions of £306,432 towards remodelling and improving capacity at Burton on the Wolds primary school and £208,970.44 towards improving capacity at Rawlins Academy.
Burton on the Wolds, Cotes & Prestwold Parish Council	Objects to the application on the grounds that it is unsustainable development in the countryside that is contrary to the development Plan. Specific concerns are raised with regard to limited amenities and employment, poor public transport, highway safety, landscape impact, loss of ecology, school capacity, loss of agricultural land and cramped design. Additionally it highlights concerns regarding the response from the Highway Authority as it does not feel that the speed survey reflective of the

	situation.
Wymeswold Parish Council	Objects to the application on the grounds of sustainability and volume of traffic
CPRE	Objects to the proposal on the grounds that it is unsustainable development within the countryside, that it would cause landscape harm and lead to loss of agricultural land
NHS	Seek a contribution of £35,567.40 towards improving the capacity of Barrow health centre to allow for the accommodation of 170 additional patients generated by the scheme.
Burton on the Wolds Primary School	Highlights that the school would be unable to cope with the additional pupils without replacement of a mobile classroom, additional toilets, extensions to the dining hall and a new boiler. The additional pupils being driven to school would also worsen existing parking problems.

### Other Comments Received

166 objection letters have been received from local residents. A letter in support of the Parish Council's objection has also been received from Nicky Morgan former MP who reiterates concerns relating to the loss of ridge and furrow landscape and incompatibility with the Core Strategy settlement hierarchy. The list below summarises the areas of comment that have been received from residents with regard to the application. Please note that residents' comments can be read in full on the Council's website [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

- Access is unsafe
- Increased traffic
- Impact on services
- Harm to ecology
- Contrary to local and national policy
- Poor public transport
- Sewer system can't cope
- Loss of green space
- Loss of tranquillity
- Local school does not have capacity
- Air pollution
- Noise
- Scale of development too large
- Affordable housing demand does not exist for this area
- Odour particularly if shed are being cleared
- Density of development is too high
- Planting to the east will not screen landscape impacts
- Poor local amenities
- Access onto Sowters lane is unsafe due to it being narrow and unlit
- Flooding



- Traffic surveys are flawed
- Sowters Lane is a private road
- Insufficient parking
- Disruption during construction
- Impact on Seals Close
- Loss of agricultural land
- Loss of trees
- Loss of ridge & furrow
- Harm to character of the village
- Smaller homes with provision for retirement are needed
- Poor or absent pavement links
- Loss of allotments
- No safe route to school
- Lack of community involvement
- Question genuine affordability of homes
- Impact on archaeology and loss of setting for nearby grange remains
- Tracking at roundabout for larger vehicles
- No need for the development
- Concerns development will break the skyline
- Verges are a landmark feature of the village
- Harm to the landscape
- Lack of accessible housing
- Relates poorly to village
- Poor cycle routes
- Trics and safety assessments are flawed
- Impact on tranquillity of cemetery
- Trees alone will not mitigate this scale of development
- There are better sites to use including brownfield ones

### Planning History

The following planning history is that which is most recent and relevant to the proposal:

Reference	Application	Decision
P/92/1777/2	Residential development adjacent to 20/2 Seals Close	Approved 12/92
P/92/3075/2	Residential Development	Refused 12/92
P/93/1867/2	Erection of detached house	Approved 09/93
P/94/0169/2	Residential Development	Refused 03/94
P/94/1796/2	Erection of detached dwelling	Approved 09/94
P/94/2052/2	Extension of time for implementation of development	Approved 09/94
P/94/2589/2	Erection of two houses	Approved 12/94
P/95/0183/2	Erection of dwelling	Approved 03/95
P/08/0822/2	Erection of dwellings	Dismissed on

## Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy and the Draft Wolds Villages Neighbourhood Plan 2018-2028, (for the reasons outlined above). It is acknowledged that several of these plans are over 5 years old; therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. These policies are compliant with the NPPF and there is no reason to reduce the weight to be given to them.

As the Core strategy is now five years old, its policies for the supply of housing are considered out of date and the Authority must instead use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (4.1 years), and as a result, any policies which directly relate to the supply of housing cannot be afforded full weight if they restrict the provision of this supply.

The shortfall in the supply of deliverable housing sites means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

In situations where para 11d of the presumption applies consideration should be given to paragraph 14 in relation to Neighbourhood Plans in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. The Neighbourhood Plan for the Wolds has yet to be made but it has reached an advanced stage in its preparation and crucially one where an Inspector has found it sound. Whilst it has not proceeded to referendum and formal development plan status, due to the pandemic, it is considered that in accordance with the ministerial statement it would be reasonable to afford great weight to the document. As such it stands to be assessed under paragraph 14. Whilst the neighbourhood plan is less than two years old there is no unreserved housing allocation to meet an identified housing need within the plan. Accordingly any contradiction with policies relating to the provision of housing cannot be considered as a significant and demonstrable harm sufficient to outweigh identified benefits on its own. Any such conflict with the Neighbourhood Plan remains a harm to be accounted for in the planning balance rather than being determinative.

The main issues are considered to be:

- The principle of the proposed development;
- Housing mix
- Landscape & Visual Impact

- Design
- Open space
- Amenity, Odour and Noise
- Heritage
- Arboriculture
- Soil
- Ecology
- Flood risk/drainage
- Highway matters
- Infrastructure

### **Principle of the proposed development**

The application site is located outside but adjacent to, the Development Limits to the settlement of Burton on the Wolds, as established under “saved” Policy ST/2 of the Borough of Charnwood Local Plan 1991-2026 and latterly updated under Policy WV11 of the Wolds Neighbourhood Plan. For land outside these Development Limits policies CT/1 and CT/2 apply which seek to control development outside of a relatively narrow set of criteria. Policy CS1 of the Core Strategy outlines a development strategy for the Borough, including a settlement hierarchy. Within the settlement hierarchy, Burton on the Wolds is identified as an “other” settlement where a limited level of housing growth which is predominantly small scale and within limits to development is acceptable. Its place in the hierarchy is due to the relatively low level of services and facilities within the village and because of limited public transport access to higher order settlements and employment.

The Wolds Neighbourhood Plan has identified a housing requirement for the village of 36 new units based on a percentage share of the “other” settlements housing target deriving from the draft local plan. It takes the stance that the housing requirement in the current Core Strategy has already been met with regard to “other” settlements and does not seek to increase housing targets to cater for this. The Neighbourhood Plan anticipates that this housing requirement will be met within the limits to development that it sets out. In the event that there remains a need once the Local Plan is adopted it identifies the adjacent poultry farm site as being a suitable location for at least 36 dwellings.

These policies are those that are the most important ones for establishing whether development of the site for housing is acceptable in principle.

The development is at odds with these housing supply policies as it comprises a large-scale development that is outside the limits to development. However, given the current lack of a 5 year supply of housing land, these policies must be considered to be out of date and the presumption in favour of sustainable development requires an assessment to be made as to whether there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits of the proposal.

Within this assessment, conflict with the above policies can be considered as an adverse impact but given the age of policies CS1, CT/1, CT/2 and ST/2, (all over 5

years old), the weight that can be ascribed to them would be reduced. Accordingly there is harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, ST/2 and WV11, which seeks to direct growth away from smaller settlements, which weighs against the proposal and needs to be considered within the planning balance for the proposal.

In terms of principle overall, the proposal would result in the provision of 70 new houses at a time when the Local Planning Authority cannot demonstrate a five year supply of housing land and although there is some conflict with the Development Plan this does not outweigh this benefit. Accordingly the proposal is considered to be acceptable in principle.

### **Housing mix**

Policy CS3 of the Core Strategy and Policies WV14 and WV15 of the Wolds Neighbourhood Plan help define housing mix for this site. Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 40% of the 70, (28), units should be affordable. The Housing SPD provides further guidance in support of this relating to how these units should be detailed. Policy WV14 requires new housing development to have regard to recent assessments of housing need within the Wolds with particular focus on older households and smaller homes. Policy WV15 seeks to ensure that affordable units are used to meet local need.

These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The proposal is in outline and includes an undertaking to provide 28 affordable homes. The size, type, tenure and design of these is not currently known although it is anticipated that much of this detail would be established by later reserved matters. It would, however, be important to set down parameters relating to, for example, the size of units required at outline stage and it is suggested that the s106 legal agreement could be used to do this.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 outlines a recommended housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix:

<b>Affordable</b>	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%
<b>Market</b>	
1 bed	0-10%
2 bed	25-35%
3 bed	45-55%
4+ bed	10-20%

It is suggested that a size mix profile to reflect this could be achieved although care would need to be taken, (as per CS3), to ensure the character of this edge of village location was not harmed by this.

It is considered that a proposal which complies with CS3, WV14 and WV15 could be achieved. The provision of 28 affordable units is also a benefit of the scheme which weighs within the planning balance.

## **Landscape and Visual impact**

Policies CS2, CS11 and WV1 are concerned with protecting the landscape and ensuring new development does not result in visual harm. A landscape and Visual appraisal has been submitted with the application which looks in detail at these impacts. These policies generally accord with the National Planning Policy Framework and do not directly impact on the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

### Landscape

The Landscape assessment (LVA) finds limited impact on nationally defined character areas but that there is a small adverse impact on the locally defined “Wolds” character area, (following mitigation measures in the form of layout measures and additional tree planting). This impact is limited due to the comparatively small scale of the site in comparison with the character area and the relatively low value of the landscape character overall. Within the character appraisal the importance of concentrating development within valleys to maintain distance views and conserve the rolling rural landscape is noted as important and it is agreed that the topography of the site and its surroundings allows this. There is, however, loss of ridge and furrow and erosion of the green space and tree cover to the site frontage which runs counter to the guidelines for protection of the Wolds landscape. There would also be a loss of tranquility albeit on a relatively small scale.

Within the site itself, there would be significant impact on this localised landscape as agricultural land would be replaced with built form. This impact would, however, be locally limited due to the surrounding topography and vegetation.

Whilst the mitigation measures go some way to reducing landscape impact they do not address the loss of ridge and furrow, loss of rural character or the erosion of the site frontage. These must be accepted as areas of landscape harm that arise from the development & which conflict with elements of policies CS2, CS11 and WV1. Given the localised scale of this harm, as discussed above, it is not considered that this in itself it would be so significant or demonstrable that refusal of planning permission could be justified solely on landscape grounds. Nevertheless the identified harm should be considered as part of the planning balance along with any other harm identified and benefits.

### Visual Impact

The Landscape appraisal addresses visual impacts from a number of key locations, including Melton Road, Sowters Lane, Wymeswold Lane and more distant views

from rights of way and the surrounding area. It finds the main areas where adverse visual impacts would occur to be Sowters Lane and the bridleway to the east. The table below looks at the visual impacts from the identified viewpoints, which it is agreed are the most relevant:

<b>Viewpoint</b>	<b>Impact</b>
Melton Rd (eastbound)	As the views from here are well contained by planting with limited distance views the visual impacts from here are lessened. The new access will partially alter this but new planting around this can be used to contain views so that they are similar to the existing situation.
Melton Road (westbound)	There are some distance views possible from this viewpoint but these are against the backdrop of the existing village edge and other development. As a result visual impacts are low and can be mitigated by way of additional frontage planting.
Wymeswold Lane	Direct views towards the site will be available from this junction although they will be mostly screened by existing vegetation and within the context of entering the village. Accordingly, visual impacts from this point will be low.
Sowters Lane	This Lane is well used by residents meaning that the scope of any visual impact will be wide. There are established open views from the lane across the site that will be permanently lost and mitigation measures within the layout will do little to mitigate this. There will be significant visual impacts from this viewpoint.
Rights of way	There are two Rights of way that would experience impacts; to the north and to the east. From the north these impacts would be more limited as they are constrained to views through the frontage vegetation and against the backdrop of the village. From the east there would be clear distance views and whilst the edge of the settlement is already visible built development would become closer. As planting around and through the proposal matures these impacts would be reduced to acceptable levels.
Long distance (Six Hills Road)	There are clear views across open countryside to the south and east but these are reduced by distance and against the backdrop of the existing village and surrounding development. Visual impacts in this respect would be low.

This shows that from most of the identified viewpoints the visual impacts would be low after mitigation measures mature. There would be adverse visual impact from Sowters Lane, however, it is not considered this would result in significant or

demonstrable adverse impacts, although it will need to be factored into the planning balance for the proposal.

## **Design**

Policies CS2 and WV16 seek high quality design for new development. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

As this proposal is in outline, approval of the design and layout is not currently sought. However, an indicative layout has been included which shows how the site could be developed and design principles are also set out within the Design and Access Statement. It is important that any key design parameters are identified and secured for inclusion within any reserved matters application by way of conditions if they are fundamental to the acceptability of the outline consent.

Given the need for landscape and visual mitigation and the need to protect amenity the following design parameters are suggested:

- Tree planting and open space to the east of the proposal
- Buffer planting, layout measures and appropriate dwelling heights on southern edge to reduce impact on 109, 22a, 23 and 24 Seals Close.
- Retention of pond within linear open space linking Sowters Lane and open countryside to the east.
- Provision of a footpath link to Sowters Lane
- Development to be single or two storey

If the application were to be considered acceptable on balance a planning condition securing these parameters would need to be attached to secure compliance with the above design policies. Accordingly, a proposal that complied with the Development Plan and national guidance in terms of design could be achieved for the site.

## **Open space**

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. Within the Neighbourhood plan policies WV2, 6, 8 and 10 are all concerned with ensuring the village is served by an adequate framework of open space and that there is infrastructure to support the needs of residents. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The indicative plan and the design and Access Statement suggest that within the site there will be approximately 1.86 ha of green space incorporating amenity open space, play space and a potential allotment area. As a result there is an ample quantum of space to meet informal recreation needs and for children's play. There is, however, no provision for older children or sports. Given the size of the site it is unlikely that these typologies could all be provided for within the site but a commuted sum to improve facilities elsewhere within the village could be secured.

The neighbourhood plan includes policies to protect and enhance green spaces and community areas in the village, including the area to the north of the site and the allotments. The proposal would not impact on the allotments but result in a small loss of green space and trees in order to provide the new access. This would lead to a small level of local harm in terms of quantity but, subject to additional planting, could be mitigated in terms of quality.

Overall it is considered that the development would provide good quality open space proportionate to its size and that existing losses would be small scale and could be mitigated against, accordingly the proposal is considered to comply with policies CS15 and WV6, 8 and 10 of the Development Plan.

### **Amenity, Odour and Noise**

Policies CS2 and EV/1 require the amenity of existing and future residents to be protected. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

It is clear from the indicative layout that there is ample space to ensure that the amenity of adjacent houses is not harmed by loss of light, privacy or outlook, particularly if the southern edge is sensitively designed.

The adjacent poultry farm does, however, give rise to the potential for noise and odour impacts for future residents. Assessments of both these matters have been submitted with the application.

#### Noise

The development itself is not predicted to have an adverse impact on the quality of life of existing residents in terms of noise. Within the development itself, noise from the existing poultry farm and roads could be mitigated by way of a glazing and ventilation strategy that would seek to ensure sensitive rooms closest to noise sources were glazed and ventilated to reduce noise, (acoustic trickle vents). Additionally gardens areas would be adequately screened from noise nuisance by way of standard close board garden fencing.

#### Odour

The application is accompanied by an odour survey. This identifies three odour zones with only zone A experiencing regular odour. This zone is the area in the south western corner of the site. Radiating in bands beyond this are two further zones where odour may be experienced from time to time or infrequently. As a result of this analysis the illustrative layout was revised and now includes an area where there would be no housing, (community orchard).

Both these background documents have been considered by Environmental Health officers at Charnwood and the methodology and conclusions are considered to be accurate. Accordingly, it is considered that the impact of both noise and odour on



future residents could be mitigated to acceptable levels.

In conclusion the proposal is considered to provide acceptable standards of amenity for future residents and to be capable of being designed so that there is no adverse impact on existing residents. This would mean it would fully comply with Development Plan Policies EV/1 and CS2.

## **Heritage**

Policy CS14 of the Core Strategy is concerned with heritage and seeks to ensure heritage assets are protected and conserved. This policy accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The site is not within a conservation area and there are no listed buildings within the vicinity that the proposal would impact upon the setting of. There is the potential for features of archaeological interest to be located within the site but this could be dealt with by way of planning conditions securing a watching brief and the appropriate recording of any subsequent remains.

The neighbourhood plan identifies in policy WV7 heritage features that are of local interest and includes the site due to its earthwork remains of ridge and furrow. As a non-designated heritage asset the NPPF requires a balanced assessment having regard to the scale of harm and the significance of the asset. The proposal would result in loss of the asset although it would be possible to survey and record the ridge and furrow earthworks and possibly preserve elements of it within the areas of open space. Ridge and furrow is a relatively commonplace landscape feature particularly within the Wolds area and this particular example has no recognised significant heritage or archaeological merit. However, it is a landscape feature that is identified in the character assessment and which the neighbourhood plan seeks to protect. On balance, however, the loss of it is not considered to cause significant harm sufficient to justify refusal of planning permission.

It is considered that with the imposition of appropriate conditions and with an appropriate detailed design that a proposal that preserves heritage and complies with policies CS14 and WV7 could be secured.

## **Arboriculture**

Policies CS2 and CS11 of the Core strategy seek to ensure high quality design that reflects the character and context of the area, which in this location comprises low density development and agricultural land with mature trees and hedges. Policy WV3 of the Neighbourhood Plan seeks to retain and protect valuable trees and hedges in the area. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

Arboricultural survey work submitted with the application shows that the majority of the trees and hedges within the site are to be retained save for the removal of four

trees to facilitate the site access and minor hedgerow to allow footpath links to Souters Lane. These trees are a small ash tree in poor condition, a semi mature ash tree in moderate condition, a crack willow in poor condition and a further ash which is in good condition. The removal of three hawthorn bushes all in good condition is also proposed. Willow trees close to the site entrance are also to be re-pollarded.

None of these trees are protected by means of a protection order or worthy of this level of protection and it is possible for replacements to be provided as part of a landscaping scheme for the site. Given this it is considered that the removal of the trees would initially cause a minor level of visual harm but that this could be mitigated. This harm would not be so significant that it would justify refusal of planning permission and it is considered that it complies with Development Plan policies CS2, CS11 and WV3.

## **Ecology**

Policy CS13 of the Core Strategy seeks to protect biodiversity and to ensure that where there is any loss this is avoided, mitigated or compensated. Policy WV2 of the Neighbourhood Plan is concerned with green spaces and recognises the value of these in terms of biodiversity. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The ecological reports submitted show that there are no designated sites within or immediately adjacent to the application site although there are three local wildlife sites within the vicinity. A desktop appraisal confirms there are no records of protected species within or around the site although there is evidence of bat roosting and foraging within the area. The pond within the site has not been found to contain Great Crested Newts although there are records relating to adjacent ponds.

The site itself generally comprises improved grassland and those areas of higher value habitat, (boundary habitats), are not the areas proposed for redevelopment.

As a result it would be possible to develop the site without significant ecological loss and indeed to provide a net biodiversity gain. To ensure that this was the case planning conditions would need to be attached to secure a detailed habitat mitigation strategy accompanied by a full biodiversity impact assessment and to ensure biodiversity was protected during the construction phase. Accordingly the proposal is considered to comply with Development Plan policy CS13.

## **Soils**

Policy CS16 gives support for development that protects agricultural resources such as best and most versatile agricultural land. Soil survey work that accompanies the application shows the site to fall within grade 3a which is classed as best and most versatile land for agriculture. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be

given to it.

Whilst the development would result in the loss of some best and most versatile land it comprises a relatively small area that does not make a significant economic contribution to agricultural production or form an essential element to a larger holding.

Whilst the harm resulting from its loss must be acknowledged the low economic impact of this, (which the NPPF seeks to protect such land for at paragraph 170 b.), it would not in itself result in a significant adverse impact, or be a reason which could justify the refusal of planning permission. The proposal is considered to comply with policy CS16 in this respect.

### **Flood risk/drainage**

Policy CS16 of the Core Strategy and policy WV5 of the Neighbourhood Plan seek to ensure that development is not at risk of flooding and that it does not cause flood risk elsewhere. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The site lies within flood zone 1 where the risk of flooding is generally low. The Flood Risk Assessment submitted with the application confirms this and also that there is an area close to the northern boundary of the site that is susceptible to surface water flooding. The illustrative layout plan recognises this and does not include development within this area. Within the site generally it is also proposed that finished floor levels are raised by 15cm to ensure that surface water run off does not run into properties.

The application includes a drainage strategy to ensure that drainage problems are not created in the surrounding area. The strategy suggests that surface water would be collected within a detention basin and discharged at a controlled rate into the brook to the north. This rate would be equivalent or less than greenfield run off rate. The strategy would also include two new culverts along the brook line, under the new access road and permeable paving or filter strip trenches to private drives.

The Lead Local Flood Authority does not object to the submitted drainage strategy although it does suggest a number of planning conditions. As the first of these requires the pre commencement submission of surface water drainage details (already submitted and scrutinised), this condition would not be necessary.

Accordingly it is considered that the proposal can be satisfactorily drained and that there would be no flood risk to future or existing residents. As a result it would comply with Development Plan policies CS16 and WV5.

### **Highway matters**

Policy CS2 of the Core Strategy seeks to ensure safe access is provided to new development and policy CS17 is concerned with encouraging sustainable transport patterns. These policies generally accord with the National Planning Policy

Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

### Capacity

The proposal seeks approval for access which would be via a T junction onto Melton Road and is accompanied by a Transport statement and a safety audit. The statement identifies a maximum traffic count for the use and suggests a maximum increase of 64 two way vehicle movements during the morning peak. At a rate of approximately 1 vehicle per minute this is not considered to give rise to capacity issues on the adjacent highway network. The Local highway Authority raises no objection to this assessment and considers the junction can operate without significant queuing or delay.

### Safety & Suitability

The proposed access is not controlled and is onto a stretch of road with a 40mph speed limit. Although there is no personal injury accident data recorded in the vicinity of the site it has nevertheless been designed with appropriate visibility and geometry and a road safety audit has been carried out. The Local highway Authority raises no objection on highway safety grounds providing the development is carried out as per the submitted access plans.

### Sustainability

The proposal includes improved foot and cycle links to the village including via two proposed footpaths onto Sowters Lane. These would help integrate the site with the village and would encourage journeys to local facilities and green space on foot. There are bus stops within easy reach of the development on Melton Road, (approximately 160m), and the applicant has indicated a willingness to supply new residents with travel packs and bus passes to encourage the use of this service. Whilst the location in itself does not offer the best transport choice within the Borough the development itself is designed to maximise the potential that this location can offer. In this regard the development is considered to comply with policy CS17.

In conclusion the proposal is considered to comprise a safe and suitable access for the amount of development proposed. Although site layout details are currently unknown it would be possible to provide internal roads and parking for the scheme to an acceptable design. The proposal would not lead to severe residual cumulative impacts on the highway and would provide reasonable transport choice for its location. Accordingly the proposal is considered to comply with relevant development plan policies and not to give rise to transport related harm.

### **Infrastructure**

Policy CS24 states that new development should contribute either on or off site to any infrastructure arising as a result of the proposal. As set out within related legislation such requests must be necessary to make the development acceptable in

planning terms, directly related to the development and fairly related in scale and kind. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development.

Education	£560,047.81 towards secondary & primary school provision in the area
NHS	£35,567.40 towards improving additional accommodation for 170 patients at Barrow Health Centre
Open Space	<ul style="list-style-type: none"> <li>• Provision on site for young people (additional to children's play) or an off site contribution of £66,779 towards facilities in the village</li> <li>• £23,056 towards outdoor sports facilities within the Borough</li> <li>• Provision of 0.06ha of allotment land or a contribution of £7,905 towards enhancement of existing provision in the village</li> <li>• Contributions of £31,793 towards pools provision, £30,720 towards indoor courts and £4,536 towards bowls rinks.</li> </ul>
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes

The majority of these contributions are considered to be CIL compliant although there are concerns that the contributions sought with regard to indoor sports facilities would not be so. This is because they are based on a national threshold that does not take into account existing provision. As a result this particular request is not necessary to make the development acceptable in planning terms.

As the application is subject to a non-determination appeal, a decision can no longer be made regarding it and the Section 106 negotiations have not commenced. As a result, the proposal before members does not include a draft Section 106 although it should be noted there is an undertaking by the developer to enter into one. At this current time, in the absence of a completed legal agreement, it must therefore be concluded that the proposal does not provide the necessary infrastructure to meet policy CS24. Additionally, although the applicant is willing to provide a policy compliant level of affordable housing the mechanism to achieve this, (the Section 106 legal agreement), is not currently in place to secure its delivery. Accordingly, a reason for refusal around this is suggested. It is important to note that in the event of the appeal progressing, a section 106 legal agreement could be drawn up and if this is the case, this reason for refusal would fall away.

### **Planning Balance**

As there is currently an insufficient supply of deliverable housing sites, this application would have to be determined on the basis of para 11d of the presumption in favour of sustainable development in the NPPF. This means that there must be adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be refused.

In this case the development would provide 70 new units of which 28 could be

affordable homes, (this would need to be secured by way of a section 106 legal agreement), at a time when there is an acute need for these. This is a significant benefit of the scheme. These would not be provided in the most sustainable type of settlement in the Borough but nevertheless in one where there are some local facilities and a low frequency bus service to higher order centres. The site offers the potential for high quality design and an acceptable mix of market and affordable housing. There are no technical constraints relating to highways, odour, noise or flooding that cannot be mitigated and ecological gain and landscape compensation can be secured by way of detailed landscape design.

Weighed against this there is conflict with the Neighbourhood Plan which does not seek to provide new housing in this location, which seeks to protect green space at the site frontage and the site itself for heritage reasons. There would be localised harm to landscape and visual amenity both at the site frontage and from Sowters Lane. Additionally, the proposal would lead to at least partial loss of a ridge and furrow landscape which is recognised as important in relevant landscape character assessments. Additionally, the development would fail to preserve a non-designated heritage asset and would lead to loss of best and most versatile agricultural land.

The test from the Framework is whether the detrimental impacts of the proposal, described above would significantly and demonstrably outweigh the benefits of making a significant contribution to the supply of housing or whether specific policies within the Framework indicate that development should be restricted. With the Council's current position on housing land supply, it is not considered that these identified harms, (when taken together), would significantly and demonstrably outweigh the benefits of the additional housing. However, the scheme would currently fail to provide necessary infrastructure to support future residents as no Section 106 Legal Agreement is included. The harm to infrastructure provision is considered to be significant as it would render the development unsustainable and is considered to outweigh the benefits of the proposal.

## **Conclusion**

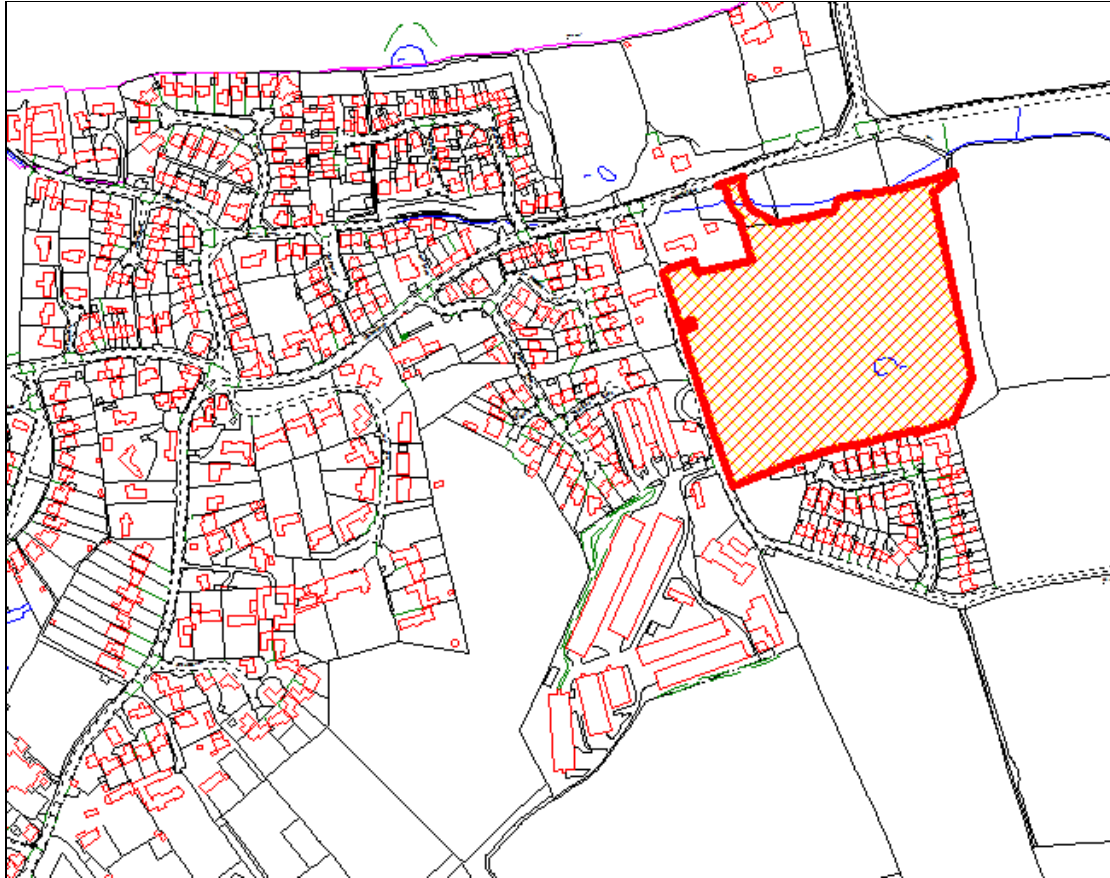
That the application would have been refused due to the lack of a section 106 Legal Agreement to ensure that affordable housing, an appropriate housing mix and infrastructure requirements are provided.

## **Recommendation**

That the Planning Inspectorate be informed that the planning application would have been refused by the Borough Council for the following reason:

1. The development creates demand for open space, education provision and healthcare services which cannot be met by existing services. Additionally there is a need to secure affordable housing and an appropriate mix of type tenure and size of home in order to ensure that the proposal complies with development plan policy CS3. These matters would normally be secured by way of a Section 106 Legal Agreement but this has not at this time been

provided. Accordingly the development fails to comply with policies CS3 and CS 24 of the Development Plan and would lead to significant and demonstrable harm which would outweigh the benefits of the scheme.



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

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1874/2	Householder	24 Rosebery Road Anstey LE7 7EJ	Erection of single storey side/rear extension to create annex.	GTDCON, Permission be granted subject to the following conditions:	08-Dec-2020	Anstey
P/20/1368/2	Full	33/33A The Nook Anstey LE7 7AZ	Two storey extension to side/rear and change of use from residential apartment to dental clinic (Use Class E(e)) and retention of alterations to shopfront	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Anstey
P/20/1916/2	Householder	25 Link Road Anstey LE7 7BY	Single storey side & rear extension including demolition of rear garage.	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2020	Anstey
P/20/1861/2	Householder	58 Hazlehead Road Anstey LE7 7DX	Single storey front & rear extensions.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Anstey
P/20/1797/2	Householder	11 Crossley Close Barrow Upon Soar LE12 8QL	First floor extension to side and two storey extension to rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Barrow & Sileby West
P/20/1756/2	Full	Land at rear of 8 Brook Lane Barrow Upon Soar LE12 8PW	Erection of new single storey dwelling house	GTDCON, Permission be granted subject to the following conditions:	01-Dec-2020	Barrow & Sileby West
P/20/1903/2	Householder	17 Barrow Road Sileby Leicestershire LE12 7LW	Single storey rear conservatory extension.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Barrow & Sileby West
P/20/2004/2	CL (Proposed)	13 Welland Road Barrow Upon Soar Leicestershire LE12 8NA	Certificate of lawful development (proposed) for a single storey side/rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	22-Dec-2020	Barrow & Sileby West



Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1815/2	Householder	68 Babington Road Barrow Upon Soar LE12 8NJ	Demolition of Garage and Rear Extension, Erection of Single Storey Side and Rear Extension, Decking at Rear.	GTDCON, Permission be granted subject to the following conditions:	05-Jan-2021	Barrow & Sileby West
P/20/2082/2	Householder	23 Ennerdale Road Barrow Upon Soar LE12 8PU	Single storey extension to rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2021	Barrow & Sileby West
P/20/2103/2	Householder	46 Thirlmere Road Barrow Upon Soar LE12 8QQ	Single Storey Extension to Rear and side of dwelling	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Barrow & Sileby West
P/20/0848/2	Householder	51 Castlegate Avenue Birstall LE4 3FD	Proposed single storey extension to rear with a render finish, retention of re-roofing and alterations to front with gable to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Birstall Wanlip
P/20/1828/2	Full	16 Station Road Birstall LE4 3BA	Erection of replacement dwelling following demolition of existing dwelling - variation of Condition 2 of planning permission reference P/19/0861/2 - changes to roof and elevations.	GTDCON, Permission be granted subject to the following conditions:	01-Dec-2020	Birstall Wanlip
P/20/1711/2	Householder	12 Villier Drive Birstall LE4 3NZ	Single storey rear and side extension.	GTDCON, Permission be granted subject to the following conditions:	03-Dec-2020	Birstall Wanlip
P/20/1282/2	CL (Proposed)	56 Denegate Avenue Birstall Leicestershire LE4 3GG	Certificate of Lawfulness (proposed) for a single storey side extension.	CLDPGRANT, Certificate of Lawful Proposed Development	03-Dec-2020	Birstall Wanlip
P/20/1567/2	CL (Proposed)	27 Cliffe Road Birstall Leicestershire LE4 3AE	Certificate of lawful development (proposed) for conversion of garage into a habitable space, with the installation of bi-fold door and access ramp.	CLDPGRANT, Certificate of Lawful Proposed Development	08-Dec-2020	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1900/2	Householder	2 Johnson Road Birstall LE4 3AS	Construction of single-storey detached annex at the rear of house.	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Birstall Wanlip
P/20/1897/2	Householder	34 Fielding Road Birstall LE4 3AL	Single storey side & rear extensions including demolition of existing side extension.	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Birstall Wanlip
P/20/1865/2	Householder	11 Palmer Square Birstall LE4 3LN	Proposed single storey extensions to front & rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	14-Jan-2021	Birstall Wanlip
P/20/1818/2	Full	52 Wanlip Avenue Birstall LE4 4JR	Change of use of property to form 2 self-contained flats with first floor and roof extension to side, alterations to existing building and formation of car parking off Wanlip Lane.without compliance with conditon 2 of P/19/0648/2 to allow for various minor design changes	GTDCON, Permission be granted subject to the following conditions:	30-Nov-2020	Birstall Watermead
P/20/1197/2	Householder	11 The Crossways Birstall LE4 4ED	Two storey side extension, single storey rear extension and loft conversion including the installation of a roof dormer to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Dec-2020	Birstall Watermead
P/20/1848/2	Full	1 The Meadway Birstall LE4 4NG	Conversion and extension to rear of existing shop to form a self-contained flat and conversion and extension of garage into a studio flat.	REF, Permission be refused for the following reasons:	03-Dec-2020	Birstall Watermead
P/20/1626/2	Householder	41 The Crossways Birstall LE4 4ED	Proposed two storey extensions to side & rear and single storey extension to rear of dwelling (revised scheme, P/20/1115/2 refers).	GTDCON, Permission be granted subject to the following conditions:	04-Dec-2020	Birstall Watermead

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1443/2	Householder	90 Curzon Avenue Birstall Leicestershire LE4 4AD	Proposed two storey extension to side and single storey extension to rear of dwelling. Extend existing dropped kerb by 3.15m wide.	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Birstall Watermead
P/20/1927/2	Householder	130 Roman Road Birstall LE4 4BE	Erection of first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Birstall Watermead
P/20/1698/2	Householder	50 Paget Avenue Birstall Leicestershire LE4 4HX	Construction of garden room in rear garden (Retrospective)	GTDCON, Permission be granted subject to the following conditions:	14-Jan-2021	Birstall Watermead
P/20/1716/2	Householder	42 Broome Avenue East Goscote LE7 3SA	Erection of first floor extension above garage, single storey extension to rear and application of timber cladding to front of dwelling.	REF, Permission be refused for the following reasons:	26-Nov-2020	East Goscote Ward
P/20/1775/2	Householder	9 Badgers Corner East Goscote LE7 3WS	Single storey front & side extensions incorporating existing detached garage including front porch extension and addition of render to whole property.	GTDCON, Permission be granted subject to the following conditions:	09-Dec-2020	East Goscote Ward
P/20/1763/2	Householder	20 The Meadows East Goscote LE7 3QU	Two storey side extension.	GTDCON, Permission be granted subject to the following conditions:	11-Dec-2020	East Goscote Ward
P/20/1866/2	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 3m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	23-Nov-2020	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1656/2	Full	The Elms 112 Main Street Woodhouse Eaves Leicestershire LE12 8RZ	Erection of 2 dwellings at rear of 112 Main Street, alterations to existing outbuildings to covered parking and store rooms. Change of use from grass paddock to residential curtilage. (Variation of Condition 2 P/17/2408/2 - amending Approved Plans)	GTDCON, Permission be granted subject to the following conditions:	26-Nov-2020	Forest Bradgate
P/20/1709/2	Householder	154 Ulverscroft Lane Newtown Linford LE6 0AJ	Two-storey extension to front elevation, first floor extension to detached garage, basement extension including roof terrace, proposed single storey extension to rear elevation, internal layout alterations and alterations to outside patio area and garden walling and steps. Conversion and extension of existing double garage to form residential annexe.	GTDCON, Permission be granted subject to the following conditions:	02-Dec-2020	Forest Bradgate
P/20/1880/2	Householder	Lynbridge 18 Main Street Newtown Linford LE6 0AD	Extension to rear of detached dwelling and installation of dormer windows and roof lights to front and rear. Conversion of coach house to additional ancillary accommodation and installation of dormer windows. Relocation of timber outbuilding at rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Forest Bradgate
P/20/1649/2	Householder	111 Maplewell Road Woodhouse Eaves Leicestershire LE12 8QY	Proposed single storey extension to rear, dormer extension to front and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Forest Bradgate
P/20/1960/2	Householder	Bawdon Cottage Farm Charley Road Nanpantan Leicestershire LE12 9XJ	Construction of porch to front of dwelling	GTDCON, Permission be granted subject to the following conditions:	08-Jan-2021	Forest Bradgate

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1703/2	Householder	15 Victoria Road Woodhouse Eaves LE12 8RF	Extension of existing front dormer.	GTDCON, Permission be granted subject to the following conditions:	12-Jan-2021	Forest Bradgate
P/20/0792/2	Householder	Hill House 50 Brand Hill Woodhouse Eaves Leicestershire LE12 8SS	Erection of garage outbuilding to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Forest Bradgate
P/20/1743/2	Advert Consent	Bradgate Park Conservatory Tea Room Bradgate Road Newtown Linford LE6 0HE	Retention of vinyl banner advertisement on a wooden frame fronting Bradgate Road(retrospective application)	REF, Permission be refused for the following reasons:	15-Jan-2021	Forest Bradgate
P/20/1754/2	Householder	18 Eyebrook Close Loughborough LE11 4PS	Proposed single storey extension to rear and side, replace flat roof over garage to pitched roof to create music room and store to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Dec-2020	Loughborough Garendon
P/20/1292/2	Householder	63 Thorpe Acre Road Loughborough Leicestershire LE11 4LF	Proposed conservatory to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Jan-2021	Loughborough Garendon

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1485/2	Full	Taylor's Foundry Freehold Street Loughborough Leicestershire LE11 1AR	Repairs & refurbishment to existing building including roofs, windows, walls, drainage and glass sections of the roofs over the Works Covered Yard and offices to be replaced with laminated glass. Demolition of an existing single-storey building attached to the Works building to be replaced with a new two-storey reception building to include a new lift. Insertion of rooflights to Handbells roof. Removal of existing boundary wall and creation of a new entrance courtyard to the west of the Works building to include a new boundary wall and pathway. Upgrading of mechanical and electrical services, fire proofing and accessibility throughout. Museum refurbishment and re-use of existing rooms. New external emergency staircase to evacuate onto Cobden Street. New roof over museum ground floor at the back of the furnaces.	GTDCON, Permission be granted subject to the following conditions:	04-Dec-2020	Loughborough Hastings
P/20/1793/2	Householder	78 Tuckers Road Loughborough LE11 2PJ	Proposed first floor extension to side of dwelling.	REF, Permission be refused for the following reasons:	15-Dec-2020	Loughborough Hastings
P/20/1937/2	Discharge of Conditions	Land to West of Aumberry Gap Aumberry Gap Loughborough LE11 1BG	Discharge of conditions 17 (sections D & N) & 18 of application P/20/0651/2 regarding the bricks & cladding.	CONDNK, Conditions PART discharged	22-Dec-2020	Loughborough Hastings

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1936/2	Discharge of Conditions	Land to the West of Aumberry Gap Aumberry Gap Loughborough LE11 1BG	Discharge of conditions of 17 (section A) & 18 of application P/20/0651/2 regarding the windows.	CONDNK, Conditions PART discharged	22-Dec-2020	Loughborough Hastings
P/20/2098/2	Householder	13 Russell Street Loughborough LE11 1BH	Erection of single storey extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	07-Jan-2021	Loughborough Hastings
P/20/1808/2	Householder	5 Grafton Road Loughborough LE11 5UT	SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING	GTDCON, Permission be granted subject to the following conditions:	27-Nov-2020	Loughborough Hathern & Dishley
P/20/1691/2	Householder	46 Wide Street Hathern LE12 5JH	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Nov-2020	Loughborough Hathern & Dishley
P/20/1148/2	Full	1 De Montfort Close Loughborough LE11 4RL	Erection of one detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Dec-2020	Loughborough Hathern & Dishley
P/20/2075/2	Discharge of Conditions	Joinery Workshop Pasture Lane Hathern Leicestershire	Discharge of condition 3 of P/18/2416/2 regarding external materials.	CONDNK, Conditions PART discharged	17-Dec-2020	Loughborough Hathern & Dishley
P/20/1994/2	Householder	35 Herriot Way Loughborough LE11 4RW	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Loughborough Hathern & Dishley
P/20/1838/2	Full	215 Derby Road Loughborough Leicestershire LE11 5HJ	Retention of 3 No. condenser units to side elevation of shop.	REF, Permission be refused for the following reasons:	30-Nov-2020	Loughborough Lemyngton
P/20/2024/2	Full	215-215A Derby Road Loughborough Leicestershire LE11 5HJ	Installation of roller shutters to the frontage of business premises (revised scheme, P/20/1061/2 refers).	GTDCON, Permission be granted subject to the following conditions:	07-Jan-2021	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1890/2	Full	Units 1,2,3 Guidance Court Navigation Way Loughborough LE11 1QD	Erection of 2.4m high palisade fence along front and side boundaries.	REF, Permission be refused for the following reasons:	11-Jan-2021	Loughborough Lemyngton
P/20/1770/2	CL (existing)	46 Ashleigh Drive Loughborough Leicestershire LE11 3HW	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation.	GTD, Permission be granted unconditionally	26-Nov-2020	Loughborough Nanpantan
P/20/1863/2	Householder	14 Tynedale Road Loughborough LE11 3TA	Erection of single storey side/rear extension.	GTDCON, Permission be granted subject to the following conditions:	07-Dec-2020	Loughborough Nanpantan
P/20/1792/2	Householder	15 Spinney Hill Drive Loughborough LE11 3LB	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Loughborough Nanpantan
P/20/1920/2	Householder Prior Notification	8 Cricket Lane Loughborough Leicestershire LE11 3PD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.3 m, with a maximum height of 3.5m, and height to the eaves of 3.1m.	PRINOT, Prior approval from the Council is not required	24-Nov-2020	Loughborough Outwoods
P/20/1887/2	Householder	15 The Widon Loughborough Leicestershire LE11 3PE	Erection of first floor extension to side/rear of dwelling plus first floor and single storey extensions to front.	GTDCON, Permission be granted subject to the following conditions:	08-Dec-2020	Loughborough Outwoods
P/20/1862/2	Householder	76 Outwoods Drive Loughborough LE11 3LU	Single storey rear extension and erection of outbuilding including demolition of rear garage.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Loughborough Outwoods
P/20/2117/2	Full	250 Forest Road Loughborough LE11 3HX	Single storey extension to front and change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)..	GTDCON, Permission be granted subject to the following conditions:	12-Jan-2021	Loughborough Outwoods



Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2131/2	Full	12 Bramcote Road Loughborough LE11 2SA	SINGLE STOREY EXTENSION TO REAR AND FIRST FLOOR EXTENSION AND PORCH AT FRONT OF DWELLING	GTDCON, Permission be granted subject to the following conditions:	12-Jan-2021	Loughborough Outwoods
P/20/1834/2	Full	Site of 333a Beacon Road Loughborough LE11 2RA	Variation of condition 2 to amend the approved drawings of P/19/1777/2 for the demolition of existing property and erection of replacement dwelling - alterations to windows and doors	GTDCON, Permission be granted subject to the following conditions:	14-Jan-2021	Loughborough Outwoods
P/20/2173/2	Householder	9 Melbreak Avenue Loughborough LE11 3PJ	Single storey side & rear extension including demolition of existing side porch.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Loughborough Outwoods
P/20/1922/2	Householder	21 Hazel Road Loughborough LE11 2JQ	Single storey front & rear extensions and erection of rear garage.	GTDCON, Permission be granted subject to the following conditions:	15-Dec-2020	Loughborough Outwoods Loughborough Shelthorpe
P/20/1288/2	CL (Proposed)	15 Spruce Avenue Loughborough Leicestershire LE11 2QW	Certificate of lawfulness (proposed) for single storey extension to rear of dwelling following removal of existing conservatory.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Nov-2020	Loughborough Shelthorpe
P/20/1794/2	Householder	2 Broadway Loughborough LE11 2JF	Two Storey Side Extension; Single Storey rear Extension; Internal Alterations and Loft Conversion	GTDCON, Permission be granted subject to the following conditions:	26-Nov-2020	Loughborough Shelthorpe
P/20/1845/2	CL (existing)	11 Redwood Road Loughborough LE11 2LD	Certificate of lawful development (existing) for conversion of garage to home office.	GTD, Permission be granted unconditionally	21-Dec-2020	Loughborough Shelthorpe
P/20/2045/2	Householder	29 Newstead Way Loughborough LE11 2UA	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Jan-2021	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1914/2	Full	McDonald's Epinal Way / Park Road Loughborough, Leicestershire LE11 2HJ	Installation of one electric vehicle charging station within car park.	GTDCON, Permission be granted subject to the following conditions:	07-Jan-2021	Loughborough Shelthorpe
P/20/1492/2	Householder	101 Frederick Street Loughborough Leicestershire LE11 3BH	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Loughborough Southfields
P/20/1700/2	Full	12 Frederick Street Loughborough LE11 3BJ	Change of use of part of building from educational (Use Class D1) to ground floor cafe/restaurant (Use Class E) with offices (Use Class E(g)(i)) to first, second and third floors and external changes to Frederick Street elevation.	GTDCON, Permission be granted subject to the following conditions:	07-Dec-2020	Loughborough Southfields
P/20/1824/2	Householder	14 Beacon Road Loughborough LE11 2BQ	Single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2020	Loughborough Southfields
P/20/0680/2	Advert Consent	Forest Court Forest Road Loughborough LE113NT	Installation of externally illuminated lettering (height:0.80m, length:6.83m) mounted on to a rendered wall within courtyard garden (ref P/20/0453/2)	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Loughborough Southfields
P/20/0453/2	Full	Forest Court Forest Road Loughborough LE11 3NT	Installation of swimming pool (5m x 9m) together with associated landscaping scheme to include decking, raised planting with fixed seating areas and a fire pit.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Loughborough Southfields
P/20/2089/2	Householder	2 Garton Road Loughborough LE11 2DY	New Pitched Roof and Roof Lights to Existing Extension	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1784/2	Householder	2 Mayfield Drive Loughborough LE11 2EB	Roof extension including provision of dormers and proposed single storey extensions to rear of semi-detached house.	REF, Permission be refused for the following reasons:	08-Jan-2021	Loughborough Southfields
P/20/2027/2	Full	31-32 Market Place Loughborough LE11 3EB	Creation of 5 student apartments, including extension and alterations and construction of toilet block - Variation of condition 2 of application P/18/1846/2 to replace rear & side windows.	REF, Permission be refused for the following reasons:	11-Jan-2021	Loughborough Southfields
P/20/1982/2	Full	24 Stanley Street Loughborough LE11 2EL	Erection of 1.5 storey extension to side/rear of dwelling with flue, single storey extensions to rear and side and porch to front.	GTDCON, Permission be granted subject to the following conditions:	13-Jan-2021	Loughborough Southfields
P/20/1519/2	Full	Willowbrook Park, Unit 1 Derby Road Loughborough LE11 5HG	ERECTION OF RETAIL UNIT PLUS ANCILLARY WORKS AND LANDSCAPING - Variation of condition 3 of planning permission P/14/0957/2 under Section 73 of the Town and Country Planning Act 1990 to allow the sale of food and drink products for consumption off the premises..	GTDCON, Permission be granted subject to the following conditions:	26-Nov-2020	Loughborough Storer
P/20/2090/2	CL (Proposed)	60 Pevensey Road Loughborough LE11 5UE	Certificate of lawful development (proposed) for single storey rear extension and internal alterations to dwelling.	CLDPGRANT, Certificate of Lawful Proposed Development	06-Jan-2021	Loughborough Storer
P/20/1564/2	Full	42 Linkfield Road Mountsorrel Leicestershire LE12 7DL	Erection of 2 dwellings and 1 detached garage, and associated works.	GTDCON, Permission be granted subject to the following conditions:	03-Dec-2020	Mountsorrel

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1854/2	Advert Consent	111 Rothley Road Mountsorrel LE12 7JT	Retention of display of 2no internally illuminated and 1no non-illuminated raised letters signs on front and side of shop.	GTDCON, Permission be granted subject to the following conditions:	07-Dec-2020	Mountsorrel
P/20/1882/2	Householder	186 Mountsorrel Lane Mountsorrel LE7 7PW	Proposed insertion of dormer window to front elevation and juliette balcony to rear of existing dwelling. Internal alterations at first floor level.	GTDCON, Permission be granted subject to the following conditions:	18-Dec-2020	Mountsorrel
P/20/1774/2	Householder	2 Springfield Farm Dovecote Barn Main Street Queniborough LE7 3DB	Proposed porch to front and single storey extension to rear of dwelling and replacement of mock garage doors with windows.	GTDCON, Permission be granted subject to the following conditions:	24-Nov-2020	Queniborough
P/20/1740/2	Householder	62 Barkby Lane Barkby LE7 2BB	Proposed conversion of workshop to residential annex, including addition of 2 no. rooflights in side elevation, and construction of detached garage in rear garden.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2020	Queniborough
P/20/1935/2	Householder	6 Manor Farm Mews Main Street Queniborough LE7 3EA	Proposed Roof-lights and sun tunnel to side & rear elevation, new porch to front and converted garage with new window to replace garage door. New brick slips added to section of facade on the west elevation.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2020	Queniborough
P/20/1749/2	Householder	6 The Banks Queniborough LE7 3DQ	Single storey extension to rear of end terraced dwelling and partial removal of existing front boundary wall.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2020	Queniborough
P/20/1978/2	Householder	61 New Zealand Lane Queniborough LE7 3FU	Erection of single storey extension with flue to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Dec-2020	Queniborough

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/20/1771/2	Householder	White House 60 A Barkby Lane Barkby LE7 2BB	Proposed construction of single storey extension to rear of dwelling, conversion of garage and replacement of windows.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Queniborough
P/20/1678/2	Full	12 Station Road Quorn LE12 8BS	Installation of retractable awning canopy to front of cafe premises.	GTDCON, Permission be granted subject to the following conditions:	24-Nov-2020	Quorn & Mountsorrel Castle
P/20/1629/2	Householder	17 Chaveney Road Quorn LE12 8AB	Proposed single storey front and rear extensions including demolition of rear outbuilding.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Quorn & Mountsorrel Castle
P/20/1809/2	Householder	27 Paddock Close Quorn LE12 8BJ	Single storey extensions to side and front, alterations to fenestration and external materials, and erection of two storey extensions to side and rear of detached house.	GTDCON, Permission be granted subject to the following conditions:	30-Nov-2020	Quorn & Mountsorrel Castle
P/20/1810/2	Householder	20 Northage Close Quorn LE12 8AT	Proposed first floor extension to front and single storey extensions to rear of existing dwelling and addition of render to property.	GTDCON, Permission be granted subject to the following conditions:	11-Dec-2020	Quorn & Mountsorrel Castle
P/20/2066/2	Householder	4 Castle Hill Mountsorrel LE12 7AB	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Quorn & Mountsorrel Castle
P/20/1652/2	Householder	22 Swithland Lane Rothley Leicestershire LE7 7SE	Two storey side extension.	GTDCON, Permission be granted subject to the following conditions:	24-Nov-2020	Rothley & Thurcaston
P/20/1921/2	Householder Prior Notification	5 Saxon Drive Rothley Leicestershire LE7 7SR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 4m, and height to the eaves of 2.96m.	PRINOT, Prior approval from the Council is not required	24-Nov-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1837/2	Householder	173 Leicester Road Thurcaston LE7 7JL	Single storey extensions to side and rear of semi-detached house.	GTDCON, Permission be granted subject to the following conditions:	02-Dec-2020	Rothley & Thurcaston
P/20/1687/2	Householder	Oakridge 27 The Ridgeway Rothley LE7 7LE	Erection of two-storey front and side/rear extensions, erection of single-storey rear extension and associated internal and external alterations (including replacement roof and facing materials) to host dwellinghouse; and erection of front boundary wall/gates and associated landscaping (revised scheme, P/19/2112/2 refers).	GTDCON, Permission be granted subject to the following conditions:	04-Dec-2020	Rothley & Thurcaston
P/20/1776/2	Householder	157 Mountsorrel Lane Rothley LE7 7PU	Erection of single storey side and rear extensions and application of render to dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Dec-2020	Rothley & Thurcaston
P/20/1496/2	Full	1 Leicester Lane Swithland Leicestershire LE12 8TP	Change of use from agricultural field to extended residential curtilage including retention of stone wall and hardsurfaced area and erection of pergola.	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Rothley & Thurcaston
P/20/1474/2	Householder	8 Kiln Garth Rothley LE7 7LZ	Single and two storey extensions to front of end terrace dwelling.	REF, Permission be refused for the following reasons:	14-Dec-2020	Rothley & Thurcaston
P/20/0953/2	Full	Temple Garth 76 Woodgate Rothley Leicestershire LE7 7LJ	Variation of Condition 2 of application P/18/1060/2 to amend the external materials on the approved plans.	GTDCON, Permission be granted subject to the following conditions:	18-Dec-2020	Rothley & Thurcaston
P/20/1992/2	Householder	7 Moore Gardens Close Rothley LE7 7UQ	Proposed loft conversion including raised roof height by 0.6m (revised scheme, P/20/1331/2 refers).	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1070/2	Householder	132 Main Street Swithland LE12 8TJ	Erection of conservatory on to existing rear extension.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Rothley & Thurcaston
P/20/2010/2	Householder	54 Leicester Road Thurcaston LE7 7JG	Erection of two storey and single storey extensions to rear of dwelling and garage alterations (retrospective revised scheme - P/18/0779/2 refers).	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Rothley & Thurcaston
P/20/1918/2	Householder	The Oaks 133 The Ridings Rothley LE7 7SL	Two storey and single storey extensions to front of detached house and alterations to front boundary wall.	GTDCON, Permission be granted subject to the following conditions:	05-Jan-2021	Rothley & Thurcaston
P/20/1947/2	Householder	57 Station Road Cropston LE7 7HG	Proposed single storey rear extension and installation of dormer windows to front elevation.	GTDCON, Permission be granted subject to the following conditions:	07-Jan-2021	Rothley & Thurcaston
P/20/1892/2	Full	Apac Packaging Loughborough Road Rothley LE7 7NL	Variation of Condition 2 of Planning Permission P/19/1449/2, relating to the substitution of amended plans.	GTDCON, Permission be granted subject to the following conditions:	13-Jan-2021	Rothley & Thurcaston
P/20/2105/2	Householder	4 Rowe Leyes Furlong Rothley LE7 7LS	Demolition of conservatory, erection a single storey extension to the rear ground floor.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Rothley & Thurcaston
P/20/1820/2	Householder	9 Chiltern Avenue Shepshed Leicestershire LE12 9BW	First floor rear extension.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Shepshed East
P/20/1487/2	Householder	10 Spring Lane Shepshed LE12 9JE	Single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	02-Dec-2020	Shepshed East

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P/20/1802/2	Householder	216 Charnwood Road Shepshed Leicestershire LE12 9NR	Erection of ground floor extension to rear forming Bedroom with Disabled Wet Room	GTDCON, Permission be granted subject to the following conditions:	17-Dec-2020	Shepshed East
P/20/0475/2	Householder	34 Church Street Shepshed LE12 9RH	Installation of manual vehicular turntable to rear, single storey extension and flue to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Jan-2021	Shepshed East
P/20/1836/2	Householder	166 Conway Drive Shepshed LE12 9PN	Construction of single storey extension to rear following demolition of conservatory.	GTDCON, Permission be granted subject to the following conditions:	07-Dec-2020	Shepshed West
P/20/1631/2	Householder	13 Conway Drive Shepshed LE12 9PP	Erection of a replacement porch to detached dwelling	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2020	Shepshed West
P/20/1685/2	Householder	14 Finsbury Avenue Sileby LE12 7PJ	Erection of rear garage including demolition of existing storage lockup.	GTDCON, Permission be granted subject to the following conditions:	25-Nov-2020	Sileby
P/20/1312/2	Full	14 Jenham Drive Sileby LE12 7DP	Change of use of residential dwelling (Use Class: C3) to residential care home Use Class C2)	GTDCON, Permission be granted subject to the following conditions:	10-Dec-2020	Sileby
P/20/1789/2	Full	Land adjacent 1 Greedon Rise Sileby LE12 7TE	Proposed detached 2-storey dwelling	GTDCON, Permission be granted subject to the following conditions:	18-Dec-2020	Sileby
P/20/1672/2	Full	55-59 The Banks Sileby LE12 7RD	Change of use from hairdressers (Class E) to hairdressers (Class E) and dwelling (Class C3)	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Sileby



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P/20/2180/2	Householder Prior Notification	25 The Banks Sileby Leicestershire LE12 7RD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.6m, with a maximum height of 3.2m, and height to the eaves of 2.2m.	PRINOT, Prior approval from the Council is not required	11-Jan-2021	Sileby
P/20/1623/2	Householder	44 Barkby Road Syston Leicestershire LE7 2AF	First floor extension to side/rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Dec-2020	Syston East
P/20/1889/2	Householder	26 Holmdale Road Syston Leicestershire LE7 2JN	Two storey extension to side and single storey extension to rear of detached house.	GTDCON, Permission be granted subject to the following conditions:	08-Dec-2020	Syston East
P/20/1544/2	Full	12 Hungarton Drive Syston LE7 2AU	Formation of hipped roof to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Dec-2020	Syston East
P/20/1829/2	Householder	7 Hungarton Drive Syston LE7 2AU	Proposed single storey rear extension and addition of pitched roof to previous side extension	GTDCON, Permission be granted subject to the following conditions:	17-Dec-2020	Syston East
P/20/1879/2	Householder	41 Barkby Road Syston LE7 2AG	Single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Syston East
P/20/1736/2	Outline Planning Permission	1349 Melton Road Syston LE7 2EP	Erection of 1 detached dwelling.		23-Dec-2020	Syston East
P/20/1736/2	Outline Planning Permission	1349 Melton Road Syston LE7 2EP	Erection of 1 detached dwelling.		23-Dec-2020	Syston East

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P/20/2096/2	Householder Prior Notification	72A Empingham Drive Syston Leicestershire LE7 2DL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.6m, with a maximum height of 2.9m, and height to the eaves of 2.55m.	PRINOT, Prior approval from the Council is not required	24-Dec-2020	Syston East
P/20/2053/2	Householder	2 Brighton Avenue Syston LE7 2EB	Retrospective application for retention of render finish to dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Jan-2021	Syston East
P/20/1245/2	Householder	79 Tentercroft Avenue Syston Leicestershire LE7 2EZ	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	14-Jan-2021	Syston East
P/20/1907/2	Householder	20 Montague Avenue Syston LE7 2LJ	Single storey side & rear extension including demolition of existing rear garage.	GTDCON, Permission be granted subject to the following conditions:	14-Jan-2021	Syston East
P/20/2225/2	Householder Prior Notification	12 Brookfield Avenue Syston Leicestershire LE7 2AB	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.	PRINOT, Prior approval from the Council is not required	14-Jan-2021	Syston East
P/20/1427/2	Householder	23 Wanlip Road Syston Leicestershire LE7 1PA	Raising of roof to create two storey dwelling, erection of single storey front and rear extensions, erection of 2m high brick and railing wall to front and balcony to the rear.	GTDCON, Permission be granted subject to the following conditions:	11-Dec-2020	Syston West
P/20/1609/2	Full	Syston Mill Units 17 & 22 Mill Lane Syston LE7 1NS	Change of use of vacant industrial units to Gymnasium (Use Class E(d))	REF, Permission be refused for the following reasons:	05-Jan-2021	Syston West
P/20/1872/2	CL (Proposed)	3 Moorland Road Syston LE7 1YJ	Certificate of Lawful Development (proposed) for the erection of a single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	11-Jan-2021	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0063/2	CL (Proposed)	Dunelm Ltd Watermead Business Park Syston Leicester Leicestershire LE7 1AD	Certificate of lawful development (proposed) for first floor link bridge between two wings of existing offices.	CLDPGRANT, Certificate of Lawful Proposed Development	14-Jan-2021	Syston West
P/20/1266/2	CL (existing)	Hillview 201 Melton Road Burton On The Wolds LE14 3PU	Certificate of lawfulness (existing) for the storage of motor vehicles.	GTD, Permission be granted unconditionally	26-Nov-2020	The Wolds
P/20/1213/2	Full	Plot 2 Hoton Park Wymeswold Road Hoton Leicestershire LE12 5HH	Erection of bungalow to replace existing mobile home.	REF, Permission be refused for the following reasons:	11-Dec-2020	The Wolds
P/20/1969/2	Householder	14 Woodlands Close Wymeswold LE12 6TF	Erection of front and rear dormer windows, veranda to rear of dwelling and single storey extension to garage	GTDCON, Permission be granted subject to the following conditions:	17-Dec-2020	The Wolds
P/20/1977/2	Full	Foxhill Cottage 341 Walton Lane Walton On The Wolds LE12 8JX	Conversion of rural building to equine manager's dwelling (variation of Condition 2 of P/16/2030/2 relating to approved plans), under Section 73 of the Town and Country Planning Act 1990.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	The Wolds
P/19/1372/2	Householder	48 Far Street Wymeswold LE12 6TZ	Erection of two storey side extension and widening of access gateway including removal of existing outbuildings & holly tree, replacement gate and associated landscaping	REF, Permission be refused for the following reasons:	22-Dec-2020	The Wolds

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P/20/2108/2	Full	Brookfield Farm Wymeswold Road Hoton LE12 5SN	Retention of replacement agricultural barn. (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	08-Jan-2021	The Wolds
P/20/2084/2	Householder	20 Wymeswold Road Hoton LE12 5SN	Replacement roof to conservatory to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Jan-2021	The Wolds
P/20/1641/2	Householder	28 Far Street Wymeswold Leicestershire LE12 6TZ	Fenestration alterations to front, rear and side, including provision of first floor Juliet balcony to rear.	GTDCON, Permission be granted subject to the following conditions:	13-Jan-2021	The Wolds
P/20/1795/2	Householder	152 Colby Drive Thurmaston LE4 8LB	Two storey side and single storey front & rear extensions.	GTDCON, Permission be granted subject to the following conditions:	26-Nov-2020	Thurmaston
P/20/1374/2	Householder	34 Clayton Drive Thurmaston LE4 8LQ	Single storey side and rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Dec-2020	Thurmaston
P/20/0922/2	Householder	8 Westdown Drive Thurmaston LE4 8HT	Proposed two storey extensions to side and rear, including replacement single storey extension to rear, and new porch to front of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Dec-2020	Thurmaston
P/20/1074/2	Householder	31 Ferndale Road Thurmaston LE4 8JE	Proposed two storey extension to side, single storey extension to side and rear, canopy to front, and dormer extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Dec-2020	Thurmaston
P/20/1612/2	Householder	13 Beechwood Avenue Thurmaston Leicestershire LE4 8HA	Proposed single storey extension to side and rear of bungalow.	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2020	Thurmaston

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P/20/0314/2	Householder	70 Humberstone Lane Thurmaston LE4 8HF	Replace hip roof with gable roof, proposed dormer extension to front and rear, convert store room into habitable room, porch to front and remove chimneys to dwelling.	REF, Permission be refused for the following reasons:	21-Dec-2020	Thurmaston
P/20/1984/2	Householder	3 Spencer Avenue Thurmaston LE4 8JW	Erection of single storey side/rear extension.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2020	Thurmaston
P/20/1636/2	Householder	202A Humberstone Lane Thurmaston Leicestershire LE4 8HH	Proposed dropped kerb in front of residential dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Thurmaston
P/20/1998/2	Advert Consent	572 Melton Road Thurmaston LE4 8BB	Display of internally illuminated 48-sheet digital hoarding sign.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2020	Thurmaston
P/20/2297/2	Householder	40 Colby Drive Thurmaston Leicestershire LE4 8LA	Single storey extension to rear of semi-detached house (Retrospective application)	GTD, Permission be granted unconditionally	14-Jan-2021	Thurmaston
P/20/0181/2	Full	157 Humberstone Lane Thurmaston LE4 8HN	Demolition of existing commercial buildings and redevelopment of the site to provide 30 dwellings	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Thurmaston
P/20/0674/2	Full	61 Station Road Rearsby Leicestershire LE7 4YY	Revisions to convert three dwellings previously approved (P/16/0987/2 refers) to create five dwellings	GTDCON, Permission be granted subject to the following conditions:	26-Nov-2020	Wreake Villages
P/20/2050/2	Equipment PD Notification	TEF 510 Ratcliffe College Rosminian Way Ratcliffe on the Wreake Leicestershire LE7 4ST	The addition of 1no. 0.6m dish mounted on new support pole at a height of 29m on existing tower for EE.	MNAAU, The application be agreed without conditions.	11-Dec-2020	Wreake Villages

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P/20/1453/2	Householder	5 Pond Street Seagrave Leicestershire LE12 7NQ	Replacement of existing timber painted windows and doors with new aluminium doors and windows.	GTDCON, Permission be granted subject to the following conditions:	17-Dec-2020	Wreake Villages
P/20/2019/2	Householder Prior Notification	22 Bennetts Lane Cossington Leicestershire LE7 4UP	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6.5m, with a maximum height of 4m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	23-Dec-2020	Wreake Villages
P/20/2076/2	Full	Fosse Way Fuel Supplies Seagrave Road Thrussington Leicester LE7 4TR	Replacement of existing barn buildings with new building (Use Class B2)	GTDCON, Permission be granted subject to the following conditions:	11-Jan-2021	Wreake Villages
P/20/1870/2	Full	Oak House 35 Broome Lane Ratcliffe On The Wreake LE7 4SB	Single and two storey extensions to side and rear, formation of balcony to rear and alterations to detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Wreake Villages
P/20/1841/2	Householder	Christmas Cottage 74 Main Street Cossington Leicestershire LE7 4UW	Erection of two-storey extension to side and rear of dwelling including demolition of an existing single-storey rear extension	GTDCON, Permission be granted subject to the following conditions:	15-Jan-2021	Wreake Villages