



PLANS COMMITTEE

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

Please also note that under the Openness of Local Government Bodies Regulations 2014 that other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors 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, 25th February 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

17th February 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 28th January 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 61

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

62 - 72

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

PLANS COMMITTEE 28TH JANUARY 2021

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

Head of Planning and Registration
Group Leader Development Management
Team Leader Development Management
Team Leader Natural and Built Environment
Conservation and Landscape
Senior Planning Officer Development
Management
Locum Solicitor
Democratic Services Manager
Democratic Services Officer (SW)
Democratic Services Officer (EB)

APOLOGIES: None

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

37. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 3rd December 2020 were confirmed as a correct record and signed.

38. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

39. 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 on that item;

(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;

40. 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/19/0041/2 were also submitted (also filed with these minutes).

Correspondence received on the day of the meeting was verbally presented to members.

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

- (i) Ms Jenny Keen (agent) and Councillor Elizabeth Jones (on behalf of Sileby Parish Council) in respect of application P/19/0218/2;
- (ii) Ms Jenny Keen (agent) and Councillor Elizabeth Jones (on behalf of Sileby Parish Council) in respect of application P/19/0313/2;
- (iii) Councillor Robert Shields (on behalf of Burton on the Wolds, Cotes and Prestwold Parish Council) in respect of application P/19/0041/2.

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 Ranson in respect of application P/19/0218/2;
- (ii) Councillor Ranson in respect of application P/19/0313/2;
- (iii) Councillor Bokor in respect of application P/19/0041/2.

RESOLVED

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 and that:

1. that, in respect of application P/19/0218/2 (UCR Construction and Development Ltd, 7 King Street, Sileby), a section s.106 Legal agreement or an Unilateral Undertaking be entered into to secure obligations as set out in the Report of the Head of Planning and Regeneration and amended by the Extras Report of the Head of Planning and Regeneration, following which planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and that an information note be added to the application recommending the use of 'swift bricks' as they required less maintenance than other types of bird-box, and;

2. that, in respect of application P/19/0313/2 (UCR Construction and Development Ltd, 7 King Street, Sileby), Listed Building Consent be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, and;
3. that, the Planning Inspectorate be informed that in respect of application P/19/0041/2 (William Davis Limited, Land off Melton Road, Burton on the Wolds, LE12 5AL), that if a decision were to be made by the local planning authority, the Plans Committee would have been minded to Refuse planning permission for the reason set out in the Report of the Head of Planning and Regeneration and extras report of the Head of Planning and Regeneration.

41. 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 Council meeting on XXXX 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 – 25 February 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/20/2322/2	<p>William Davis Ltd</p> <p>Land off Melton Road Burton On The Wolds Leicestershire LE12 5AL</p> <p>Application for Outline planning permission (including point of Access) for up to 70 dwellings and associated public open space, landscaping and infrastructure.</p>	Grant Conditionally subject to a S106 Agreement	7
2	P/20/1803/2	<p>Mr D Gunningham</p> <p>Mansfield Lodge 102 Station Road Quorn LE12 8BS</p> <p>Change of use of outbuilding to a dwelling (Use Class C3) and erection of new double garage to rear accessed off Disraeli Street.</p>	Grant Conditionally	36
3	P/20/2306/2	<p>Mr Robert Mitchell</p> <p>6 Elms Drive Quorn Leicestershire LE12 8AF</p> <p>Two storey extensions to rear and side of detached house, widening of vehicular accesses and formation of patio to rear and hardsurfaced area to frontage.</p>	Grant Conditionally	54

Item No. 1

Application Reference Number P/20/2322/2

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

Background

This application has been brought to plans committee as it relates to a major housing development outside current limits to development. It has also been called in by Ward Councillor Boker who considers the village to be an unsustainable location for new development of this scale and is concerned about loss of ridge and furrow, flooding of the site and landscape and visual harm.

Members will recall that an identical application which is subject to a non-determination appeal and was considered at Plans Committee on the 27th January. At that meeting Members resolved that, if they had determined the application, they would have refused planning permission for a single reason:

“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.”

This current proposal now includes an undertaking from the applicant to enter into a Section 106 Legal Agreement to secure affordable housing, open space and to secure commuted sums to cover infrastructural shortfalls.

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, (4th 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 CS17 Sustainable Travel – Seeks to increase sustainable travel patterns and ensure major development is aligned with this.

Policy CS 18 – *The Local and Strategic Road Network* – Seeks to maximise the efficiency of the road network by delivering sustainable travel.

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 16th 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

Consultee	Response
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, (LCC) -	Does not object to the proposal subject to it being carried out in accordance with the access details

Highways	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 £44,645.37 towards improving capacity for 16+ education at Rawlins Academy.
LCC Libraries	Seeks a contribution of £2110 towards library facilities.
Burton on the Wolds, Cotes & Prestwold Parish Council	Objects to the application on the grounds that the impact would significantly and demonstrably outweigh its benefit. The Council considers that policies that protect particular assets and areas of importance should be taken into account. Attention is also drawn to the recent conversion to 91 residential units under the provisions of the GPDO and the cumulative impacts of this on the community. 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 highway safety and pedestrian links into the village.
Leicestershire Police	Do not object to the development in principle but makes suggestions relating to detailed design.
Ward Councillor Boker	Considers the village to be an unsustainable location for new development of this scale and is concerned about loss of ridge and furrow, flooding of the site and landscape and visual harm
NHS	Seek a contribution of £35,441.87 towards improving the capacity of Barrow health centre to allow for the accommodation of 170 additional patients generated by the scheme.
Jane Hunt MP	Writes to express support for the Parish Council and residents and to ask that their significant concerns are considered and that the application is either refused or modified to mitigate these concerns.

Other Comments Received

100 objection letters have been received from local residents. The list below summarises the areas of concern that have been raised by 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

- 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 sheds 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 appeal 05/09
P/19/0041/2	Erection of up to 70 dwellings	Subject to non determination appeal

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, (due to the current pandemic and associated temporary planning guidance). . 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. With the exception of those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national advice. Accordingly there is no reason to reduce the weight given to them.

As the Core strategy is now five years old the Authority must 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 are out of date and cannot be afforded full weight.

The shortfall in the supply of deliverable housing sites also 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.

Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are set out in footnote 6 and are generally nationally designated areas such as SSIs although Local Green Space and areas of archaeological interest demonstrably equivalent to ancient monuments can be included. In this case although there is an area of Local Green Space designated via the Neighbourhood Plan, which sits immediately to the north of the site it is unaffected by the proposal. The site is also recognised within the neighbourhood Plan as of archaeological importance but this is not considered to be a non designated asset demonstrably of equivalent significance to a scheduled monument. For these reasons it is not considered by officers that in this instance paragraph 11 i) would apply.

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 significant 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 Supplementary Planning Document 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 (40%). The size, type, tenure and design of these are 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:

Affordable	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%
Market	
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. Locally identified need and the character of the area 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:

Viewpoint	Impact
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
- Structural 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 predominantly single or two storey

If the application were to be considered acceptable on balance a planning condition securing these parameters could be attached to secure compliance with the above design parameters. 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. The Neighbourhood Plan also identifies areas of local green space that are important to the community and seeks to protect these. The allotments to the north of the site are covered by this allocation. 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, (not designated local 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.

The Highway Authority have asked that a condition ensuring there is no drainage onto the public highway is attached. However, this is not considered necessary as the LLFA have confirmed that the drainage scheme is satisfactory and that the site drains without affecting adjacent land, (including the highway).

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	£351,077.37 towards secondary & primary school provision in the area
NHS	£35,441.87 towards improving Barrow Health Centre to increase capacity
Open Space	<ul style="list-style-type: none"> Provision on site for young people (additional to children's play) or an off site contribution of £66,779 towards facilities at Towles Field £23,056 towards improving outdoor sports facilities at Towles Field Provision of 0.06ha of allotment or community land
Libraries	<ul style="list-style-type: none"> £2110 to increase stock at Barrow Library
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes

These contributions are considered to be CIL compliant and would allow the necessary infrastructure to meet policy CS24.

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 would be affordable homes, 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 bus service, albeit low frequency, to higher order centres. The site offers the potential for high quality design and an acceptable mix of 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. Impacts on infrastructure can be offset within the site or via commuted payments to improve facilities in the area.

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 Sowers 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.

RECOMMENDATION A:-

That authority is given to the head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:

Education	£351,077.37 towards post 16 & primary school provision in the area
Affordable Housing	40% of units to be affordable
Open Space	<ul style="list-style-type: none"> • Provision on site for young people (additional to children's play) or an off site contribution of £66,779 towards facilities in the village (Towles Field) • £23,056 towards outdoor sports facilities within the village (Towles Field)
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes
NHS W Leicestershire CCG	£35,441.87 towards improving capacity at Barrow Health Centre
Libraries	£2,110 towards additional materials for Barrow Library

RECOMMENDATION B:-

That subject to the completion of the agreement in A above, planning permission be granted subject to the following conditions and notes:

1.	<p>Application for the approval of the reserved matters shall be made within one year of the date of this permission and development shall commence within three years of the date of this permission or within two years of the date of approval of the last of the reserved matters, whichever is the later.</p> <p>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.</p>
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2.	<p>No development shall commence until details of the appearance, landscaping, layout and scale, (“the reserved matters”), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>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.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • DEF 185.005A Site Location Plan • 180261-001 rev B Proposed Access Arrangement <p>REASON: To provide certainty and define the terms of the permission</p>
4.	<p>The reserved matters shall comprise a mix of market and affordable homes that has regard to both identified housing need for the borough and the character of the area and includes an appropriate level of smaller 2/3 bedroom units and single storey units.</p> <p>REASON: To ensure that an appropriate mix of homes is provided that meets the Council’s identified need profile in order to ensure that the proposal complies with Development Plan policies CS3, WV14 and the advice within the NPPF.</p>
5.	<p>No development shall take place until a programme of archaeological work, including the ridge and furrow landscape, which includes a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none"> • The programme and methodology of site investigation and method • The programme for post investigation assessment • Provision to be made for analysis of the site investigation and recording • Provision to be made for the publication and dissemination of the analysis and records of the site investigation • Provision to be made for archive deposition of the analysis and records of the site investigation • Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>All works including site clearance shall be carried out in accordance with the Written Scheme of Investigation.</p> <p>REASON: To make sure that any heritage assets are appropriately recorded and/or protected to allow compliance with policies CS14 and WV7 of the Development Plan and the advice within the NPPF.</p>
6.	<p>The landscaping details submitted pursuant to condition 2 above shall include:</p> <ol style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard surfaced areas; ii) planting schedules across the site, noting the species, sizes,

	<p>numbers and densities of plants and trees; including tree planting within the planting belt to the east of the site;</p> <ul style="list-style-type: none"> iii) finished levels or contours within any landscaped areas; iv) any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure. v) functional services above and below ground within landscaped areas; and vi) all existing trees, hedges and other landscape features, indicating clearly any to be removed. <p>REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2, CS11 and WV1 of the Development Plan.</p>
7.	<p>The details of layout, appearance and scale submitted pursuant to condition 2 above shall meet with the following principles set out within the Design and Access Statement and shown on the Illustrative Masterplan :</p> <ul style="list-style-type: none"> i. A minimum garden depth of 15m, for those two or more storey properties located at the southern edge of the site where those units directly adjoin the gardens to existing properties on Seals Close and the incorporation of structural planting to enhance privacy to this boundary. ii. The retention of the existing pond within a linear corridor of open space iii. Structural landscaping to the east of the site iv. The provision of at least one new footpath link to Sowters Lane v. Development that is predominantly one or two storeys high. Any 2.5 storey units will only be acceptable where they do not result in visual or landscape harm. vi. The incorporation of design features that provide identity, such as focal buildings and a feature area <p>REASON: To ensure that a high quality design is delivered that reflects its edge of village location and does not create harm to adjacent occupiers. This condition is to provide certainty that this can be achieved and ensure compliance with policies CS2 and WV16 of the Development Plan and associated national and local guidance.</p>
8.	<p>The details submitted pursuant to condition 2 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.</p> <p>REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensure compliance with policies CS2 and WV16 of the Development Plan and associated national and local guidance.</p>
9.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space:</p> <ul style="list-style-type: none"> i. 0.47ha of natural and amenity green space ii. 0.04ha of equipped children’s play space iii. 0.06ha of allotment or community orchard space

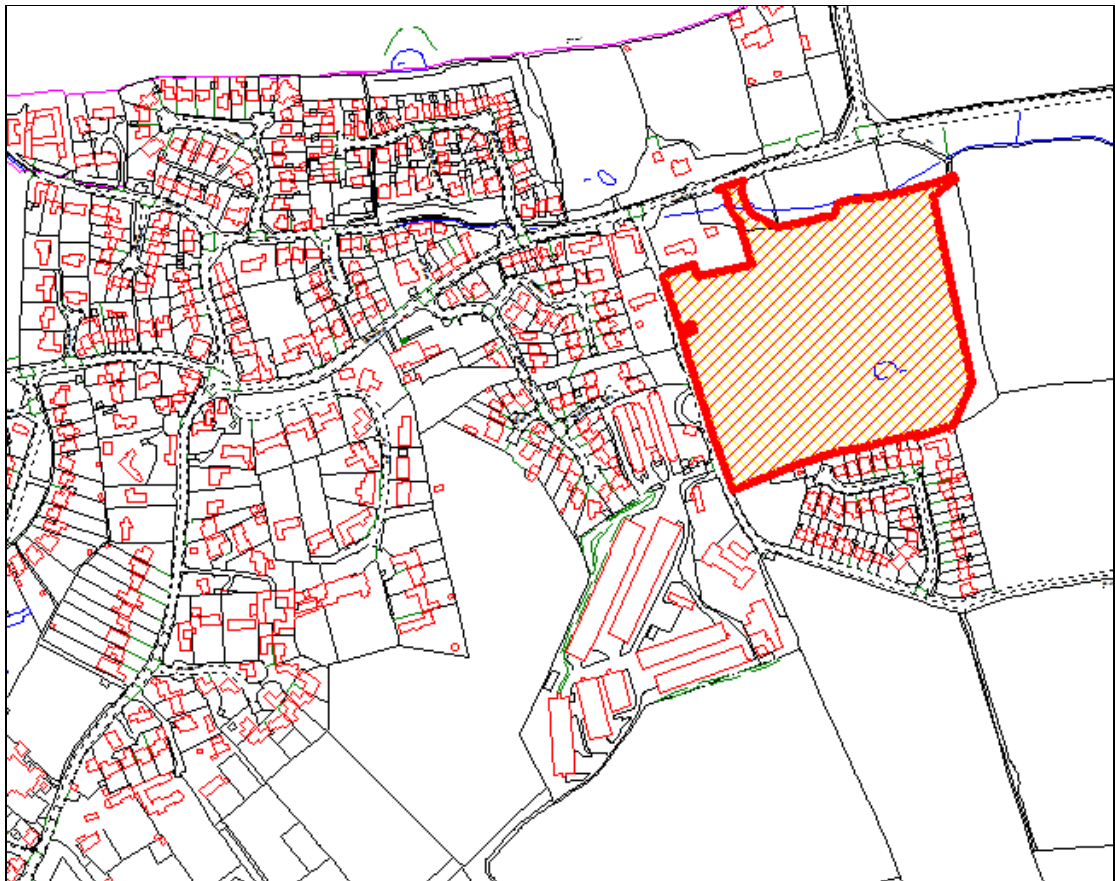
	<p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15, WV2 and WV8.</p>
10.	<p>The details of appearance, layout, landscape and scale submitted pursuant to condition 2 above shall include those mitigation measures set out within section 6.0 of the approved Noise Assessment July 2019. For the avoidance of doubt these include the submitted glazing and ventilation strategy shown on SK05 and SK06, (within the above document), and the enclosure of external amenity areas with 1.8m close board fencing.</p> <p>REASON: To ensure that the amenity of future residents is protected in accordance with Development Plan policy CS2</p>
11.	<p>The details of layout submitted pursuant to condition 2 above shall include the exclusion of new dwellings or associated private amenity space from the area defined as Odour Effect Zone A within the submitted Odour Survey and Assessment July 2019.</p> <p>REASON: To ensure that the amenity of future residents is protected in accordance with Development Plan policy CS2</p>
12.	<p>The details submitted pursuant to condition 2 above shall include the submission of a construction ecological management plan which should include the following:</p> <ul style="list-style-type: none"> • Updated badger survey, (immediately pre-construction), and protection measures as set out within the recommendations of the Ecological Assessment 2020 • Updated bat roost assessments (immediately pre-construction), of trees to be removed • Protection measures relating to Great Crested Newts, birds and reptiles as set out within the recommendations of the Ecological Assessment 2020 <p>The development, including site clearance, shall be carried out in accordance with the approved construction ecological management plan.</p> <p>REASON: To ensure that there is no adverse unmitigated impact on protected species or their habitats and provide compliance with policy CS14 of the Development Plan and relevant legislation relating to protected species.</p>
13.	<p>The details submitted pursuant to condition 2 above shall include the following:</p> <ul style="list-style-type: none"> • A biodiversity audit for the site which shows that the landscaping scheme provides a strong net gain for biodiversity as set out within the recommendations of the Ecological Assessment 2020 • Details of external lighting for the site that minimises light spill onto boundary habitats as set out within the recommendations of the Ecological Assessment 2020 • Details of a scheme of bat and bird boxes within the recommendations of the Ecological Assessment 2020 <p>REASON: To ensure that there is no adverse unmitigated impact on ecology and that there is compliance with policy CS14 of the Development Plan and associated national and local guidance.</p>
14.	<p>The development shall be carried out in accordance with the Drainage</p>

	<p>Strategy 180260-02c December 2018 submitted with this planning application.</p> <p>REASON: To ensure that there is no risk of flooding to future residents and that the proposal drains adequately and does not lead to flooding elsewhere. This is to ensure compliance with development Plan policies CS16 and WV5 and national guidance.</p>
15.	<p>No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • Details of the management of surface water during construction • Details of construction vehicle parking • Details of construction traffic routing • Hours of operation for construction and delivery of materials <p>REASON: To ensure that the development does not cause harm to amenity or the environment during the construction phase and ensure compliance with Development Plan policies CS2, CS16 and WV5.</p>
16.	<p>Prior to occupation of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces and surface water drainage system, shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality and that drainage systems retain full function. This is to make sure the development remains in compliance with Development Plan policies CS15, CS16 and WV5</p>
17.	<p>The visibility splays shown on the approved access arrangement drawing listed at schedule 2 shall be provided, retained and thereafter kept free of any obstruction higher than 0.6m above the adjacent highway.</p> <p>REASON: To ensure that safe and suitable access to the development is retained in accordance with Development Plan policy CS2 and national guidance.</p>

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 Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, WV1, WV2, WV3, WV5, WV6, WV7, WV8, WV10, WV11, WV12, WV14, WV15 and WV16. Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. 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.



Item No. 2

Application Reference Number P/20/1803/2

Application Type: Full **Date Valid:** 26/11/2020
Applicant: Mr D Gunningham
Proposal: Change of use of outbuilding to a dwelling (Use Class C3) and erection of new double garage to rear accessed off Disraeli Street.
Location: Mansfield Lodge
102 Station Road
Quorn
LE12 8BS
Parish: Quorn **Ward:** Quorn & Mountsorrel Castle
Case Officer: Deborah Liggins **Tel No:** 07864 603401

This item is referred to Plans Committee at the request of Councillors Shepherd and Hunt who both have concerns about highway safety and the loss of trees.

Description of the Site

Mansfield Lodge, (referred to as 'The House' in the application), is a large 5 bedroom, 2 storey render and Swithland slate dwelling located on the eastern side of Station Street. It stands immediately adjacent to a 90 degree junction with Stoop Lane. The property comprises the main house and a two storey brick and tile barn, ('The Barn'), to its south, which is currently occupied as an ancillary annex with an attached double garage. The rearmost portion of the garden lies outside the Conservation Area with the remainder of the application site within it. Vehicular gates leading into the existing rear garden area can be found within the southern boundary wall fronting Disraeli Street.

The site is within the village limits to development and falls within Flood Zone 2, which is identified by the Environment Agency as having a medium probability of flooding.

Boundary	Adjacent land use
South	Disraeli Street and residential properties on Station Road and Nursery Lane
North	104 Station Road and the perpendicular rear gardens of Mansfield Street dwellings
East	Junction of Station Road with Stoop Lane, with the Apple Tree PH and residential properties beyond
West	Disraeli Street and Mansfield Avenue dwellings

Description of the Application

The application proposal has 2 main elements:-

- The change of use of the 2 storey barn to a separate dwelling – no internal or external alterations are proposed to facilitate this. This building currently has garage, kitchen, lounge and w.c. at ground floor level and a large bedroom leading to a smaller en-suite room at first floor level. New 1.8m high close boarded fences would be erected to separate the two garden areas and a new fence erected to the western boundary. Access to this building is taken from the existing driveway off Station Road and this is to remain unaltered.
- The erection of a double garage in the existing rear garden and accessed off Disraeli Street. This building would serve the main house and would be built off a brick base and finished in Cedar cladding with roof tiles to match the barn. It would also include a lean-to store to the western side. The overall footprint of the garage would be 7.41m x 6.4m with the store to the side adding an additional 4.16m x 1.8m. The height of the building to eaves would be 2.4m and 5.1m to its ridge. The garage would be set 11.26m into the site from the southern boundary and would have a porous gravel forecourt area providing parking for an additional 2 vehicles or turning space. All existing trees along the southern boundary with Disraeli Street would be retained but the erection of the garage, on land outside the Conservation Area would result in the loss of overgrown vegetation, a small tree and an area currently laid to lawn.

The application is accompanied by a Design and Access Statement which includes sections on Flood Risk, Highways and Landscaping. This describes both The House and The Barn as already having separate utilities and separate vehicular access points with one off Station Road and one to the rear off Disraeli Street.

Development Plan Policies

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

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

The following policies are relevant to this application:

Policy CS1 sets out the development strategy for the Borough and places emphasis on Loughborough and Shepshed for delivering much of the Borough's growth in the plan period. Quorn is identified as a Service Centre because of its good access to services and facilities, employment and educational establishments. Approximately 3,000 homes are expected to be provided within Service Centres within the plan period.

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

attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

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

Policy CS14 – Heritage – this requires development to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make. This will be achieved by requiring development to protect heritage assets and their setting; supporting development which prioritises the refurbishment and re-use of disused or under-used buildings of merit; supporting development that is informed by and reflects relevant Landscape and Conservation Area Character Appraisals and Village Design Statements; and development that incorporates Charnwood’s distinctive local building materials and architectural details.

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

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

The saved policies relevant to this proposal include:

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality

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

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

Policy TR/18 – Parking Provision in New Development - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 2 parking spaces for a dwelling with 3 or less bedrooms and 3 spaces for a dwelling with 4 or more bedrooms although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of

parking allowed should reflect the proposed use and the location of development, the availability of public off-street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Quorn Neighbourhood Plan

This document has now been 'made' and its policies form part of the Development Plan. Relevant policies include:

- Policy S1 states that development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary where the proposal fully complies with all of the policies in the Neighbourhood Plan.
- Policy S2 states that new development should reflect the guidance of the Quorn Village Design Statement and that new development will be supported where it respects the character or appearance of the neighbourhood area and, where appropriate, incorporates vernacular building materials.
- Policy H3 seeks a housing mix of 1, 2, or 3 bed dwellings and homes suitable for older people and those with restricted mobility. Dwellings with 4+ bedrooms should be a clear minority
- Policy H5 sets out how windfall developments should be considered and states that small residential development proposals within the Settlement Boundary will be supported where they are well-designed, and comply with the relevant requirements set out in other policies in the Development Plan. The policy sets out a number of criteria which form part of this consideration.
- Policy ENV4 states that developments which result in unacceptable adverse impact on trees, woodland and hedges of environmental significance will not be supported.
- Policy EVN5 – seeks to protect sites of historic environment significance and states development proposals that would have a detrimental impact on them will not be supported unless the need for and benefits arising from the development outweigh the loss.

Development Plan Policy Weighting

The policies contained within the Core Strategy and Local Plan are over 5 years old, therefore there is a need to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of policies for the allocation of housing, the relevant policies listed above are considered compliant with the NPPF and up to date meaning there is no reason to reduce the weight to be given to them.

Because 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. In this instance the proposal for a new dwelling within limits to development for Quorn does not conflict with policy CS1 and there is no need to reduce

the weight of the policy in this assessment.

As Quorn Neighbourhood Plan is less than five years old there is no reason to reduce the weight given to the policies within it unless there are material considerations which suggest otherwise. Given the shortfall in housing land supply as there is no conflict with policy S1 of the Neighbourhood Plan, which impacts on housing land supply, there is no reason to reduce the weight given to this policy.

Other Material Considerations

This shortfall in the supply of deliverable housing sites means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d) of the National Planning Policy Framework, any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused. The compliance with policy CS1 and the development strategy remains a benefit of the proposal to be recognised in this balancing exercise.

Paragraph 14 of the National Planning Policy Framework states that where there is an up to date neighbourhood plan that identifies a housing requirement and makes allocations to meet this requirement that any conflict with this plan is likely to cause significant and demonstrable harm which is determinant. In this instance there is no conflict with the housing supply policies set out within the Quorn Neighbourhood Plan and as a result no significant and demonstrable harm.

National Planning Policy Framework (2019)

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

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

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

Paragraph 8 identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being.

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

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

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

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

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

Paragraph 54 sets out that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

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

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

Paragraph 70 sets out that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area.

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

Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Chapter 8 of the NPPF relates to the promotion of healthy and safe communities and sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places.

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

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

Paragraph 123(c) states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities. In order to ensure that developments make optimal use of the potential of each site local Planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Chapter 12 (Paras 124-131) of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

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

Paragraph 131 states that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

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

Paragraphs 184-196 set out how heritage assets should be considered in the assessing of planning proposals, with the underlying aim of preserving or enhancing their significance, character and setting. Where harms are identified, these should be weighed against the public benefits of the scheme.

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

These standards deal with internal spaces within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights. The standard sets out the minimum space requirements dependent on different combinations of single and double/twin bedrooms. These standards are not yet embodied within any Charnwood development plan policies and are regarded as guidance at present. However, the standards have some weight in the planning balance.

National Design Guide (2019)

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

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

National Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe,

connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

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

The role of health and wellbeing is also considered in the PPG. Active and healthy lifestyles should be encouraged that are made easy through the pattern of development; good urban design, good access to local services and facilities; green open space and safe places for active play and food growing and which are all accessible by walking, cycling and public transport can be important contributions to achieving this.

The Crime and Disorder Act 1998

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

Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

This consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit and sets out what alterations can be carried out to listed buildings and within Conservation Areas without the formal consent of the local planning authority. The Act also sets out the procedure for local authorities to consider compiling a list of properties considered to be of special architectural or historic interest and how applications affecting such assets are to be advertised. The legislation gives Local Planning Authorities a statutory duty to give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Quorn Village Design Statement (2008)

This document seeks to record the natural and built features of Quorn that are valued by its residents with the purpose of safeguarding and enhancing the village with appropriate and contextually sympathetic development. This document states that new development should respect the diverse origins of the village and avoid uniformity. Variety and innovative contemporary design is encouraged subject to harmonizing with the scale and character of the immediate locality and the village as a whole. The document seeks to ensure that future developments preserve the essential character of Quorn and to suggest opportunities for appropriate restoration or enhancement. The aim of the document is to safeguard the integrity and independence of the village so that succeeding generations will continue to enjoy, understand and defend its historic foundation.

The Quorn Conservation Area Character Appraisal – The purpose of this appraisal is to examine the historical development of the Conservation Area and to describe its present appearance in order to assess its special architectural and historic interest. The appraisal will then be used to inform the consideration of management and development proposals within the Area. The document does not make specific reference to the application site but highlights the historic development of the village and the importance of Wrights Mill next door. Predominant materials used in the Conservation Area are red brick and slate with numerous feature details including segmented arches.

The Charnwood Strategic Flood Risk Assessment (2014)

This was the update report following the publishing of the original document in 2008. The 2014 update reports on the work that was included in the original SFRA and states that since that document there have been a number of changes to the planning system, including the Localism Act (2011) and the 2012 NPPF with the accompanying Planning Practice Guidance (March 2014). In addition, the provisions of the Flood and Water Management Act (2010) have been substantially commenced under a programme that was initiated by Defra in April 2010 and the Flood Risk Regulations came into force in December 2009 (these regulations transposed the EU „Floods Directive“ into UK law).

The purpose of this SFRA update is to

- provide information on the changes to planning, policy and guidance since the previous SFRA;
- provide a detailed assessment of the flood hazard within the Flood Zones;
- provide information on existing defences and flood risk management measures;
- allow a sequential approach to site allocation to be undertaken within a flood zone; and
- allow development of the policies and practices required to ensure that development in Flood Zones 2 and 3 satisfies the requirements of the Exception Test.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

Housing Supplementary Planning Document (July 2018)

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

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life. The document is a material consideration in the determination of planning applications.

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time. These include policies which would seek to make provision for at least 19,716 homes between 2019 and 2036 and require these to be delivered to a high standard of design quality.

Relevant Planning History

Reference	Description	Decision & Date
P/80/3574/2	(rear of 102 Station Road) Site for the erection of one detached bungalow	Granted conditionally 02/02/1981
P/87/1851/2	Conversion and extension of stable and existing dwelling to form a new residential unit	Granted conditionally 15/10/1987
P/98/1236/2	Extension to rear of detached house for swimming pool and conservatory and alterations to barn to form garages and leisure room	Granted conditionally 18/11/1998
P/01/2330/2	Retention of wall (2m high) to part of rear and Disraeli Street boundaries and gates (max 2.2m high) to Disraeli Street (retrospective application)	Granted conditionally 06/11/2001
P/03/0761/2	Extension of garage/barn for triple garage	Granted conditionally 17/12/2003
P/05/3688/2	Erection of single storey extension to side of dwelling and creation of basement storage room	Granted conditionally 18/01/2006
P/14/2519/2	Erection of one dwelling	Refused 11/04/2016 Dismissed on appeal 27/02/2017
+	Various applications relating to tree works within the Conservation Area	

Responses of Statutory Consultees

The Environment Agency –states site lies within Flood Zone 2 where the local planning authority can apply its standing advice. There are no other environmental constraints associated with the site which warrant comment.

Quorn Parish Council – is concerned about traffic congestion and the increased likelihood of accidents due to additional vehicle movements. The Parish Council is also concerned about the loss of the trees and the uncertainty about the ownership of Disraeli Street. If the Borough Council is minded to grant planning permission, the Parish Council requests

that regard be had to the use of materials which are compatible with the Conservation Area and that highway matters are considered.

Other Comments Received

Councillor Shepherd raises concerns about highway and safety issues and the loss of trees.

Councillor Hunt supports the comments of Councillor Shepherd.

Comments have been received from the following neighbours and concerns are summarised below. Full copies of representations are available to view on the Council's website.

Disraeli Street – 12, 15
Nursery Lane – 1, 3, 5, 7, 9
Mansfield Street – 12, 14
Station Road - 92

Concerns include:-

- The application incorrectly identifies Disraeli Street as being within the ownership of the applicant
- Disraeli Street is already congested and lacking adequate parking and the proposal will add to the congestion both during construction and after
- Construction traffic may damage and degrade the surface of Disraeli Street
- Disraeli Street is not wide enough for a fire engine to access
- The junction with Station Road lacks visibility
- Use of the existing gates off Disraeli Street causes congestion
- Vehicles may have to reverse out of the gates onto Disraeli Street causing dangers to pedestrians
- The garage would reduce light to the garden of No. 14 Mansfield Street
- The site is within a flood zone and the garage would add to flooding concerns
- The garage may be converted to a dwelling in the future
- Trees will be lost from the Conservation Area

Consideration of the Planning Issues

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

- Principle of the Development
- Housing Mix
- Design and Impact on Street Scene & Conservation Area
- Highway Considerations
- Flooding
- Amenity Impacts
- Other matters

Principle of the Development

Policy CS1 of the Core Strategy sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. This policy defines Quorn as one of a number of Service Centres which provide a range of key services. The policy seeks to provide a minimum of 3,000 new homes within and adjoining service centres between 2011 and 2028. The policy sets out that the Council will respond positively to opportunities for sustainable development and which also make effective use of land. As the development concerns a new residential unit within a service centre it meets with the provisions of this policy.

Policy CS3 of the Core Strategy provides for the delivery of at least 13,940 new homes over the plan period including a proportion of affordable homes for proposed sites of 10 or more dwellings. The policy also seeks an appropriate mix of house types, tenure and size of homes, having regard to the identified housing needs and the character of the area.

Policy S1 of the neighbourhood plan states that development proposals within the Neighbourhood Plan area will be supported on sites wholly within the identified settlement boundary where the proposal fully complies with all other the policies in the Neighbourhood Plan. Policy H5 relates to windfall sites and sets out that small residential development proposals within the settlement boundary will be supported where they meet all the relevant criteria including in particular that a scheme is well-designed, retains natural boundaries and does not reduce garden land to the extent local character or neighbouring residential amenity is adversely affected. The proposed development for one separately occupied dwelling, with no alterations to the building being proposed, would retain the existing pattern of development within the street. No protected natural boundaries are lost as a result of the proposal and it is considered sufficient garden space and amenity is provided. Accordingly it is considered the relevant criteria are met.

The proposed development complies with the locational policies within both these plans and as a result is acceptable in principle. This acceptability in principle weighs in favour of the application within the planning balance.

Housing Mix

Policy H3 of the Neighbourhood Plan sets out that any new housing development proposals should provide a mixture of housing types specifically to meet identified housing needs in Quorn. The policy supports the provision of 1, 2 and 3 bedroom homes suitable for older people and those with restricted mobility. Dwellings with 4 or more bedrooms should be in a clear minority to the number of 1, 2, and 3 bedroom houses. Policy CS3 seeks a mix of housing that reflects local need and the character of the area. The proposal comprises a new 2 bedroom unit that is within a category supported by H3 and that reflects the Borough wide need for smaller units.

The proposal is for a single 2 bedroom dwelling and accordingly, it is considered the design and layout of the proposed dwelling and the scale of development is in general conformity with the Neighbourhood Plan and Policy CS3

Design and Impact on Street Scene & Conservation Area

Although only partly within the Conservation Area, the views in and out of the Conservation Area warrant assessment. The Quorn Conservation Character Appraisal advises that new development should respect the diverse origins of the village and avoid

uniformity. Variety and innovative contemporary design is encouraged, subject to harmonising with the scale and character of the immediate locality of the village.

The Appraisal is used to inform and guide any development decisions and it advises applicants to clearly illustrate how proposals will appear in relation to their immediate surroundings, whether neighbouring buildings or open land, and to demonstrate their successful integration.

No listed buildings are affected by the proposal but No. 102 Station Road is located within the boundary of Quorn Conservation Area, although the part of the site for the siting of the new garage lies outside of this boundary. The new garage is to be constructed with cedar clad brick walls and a tiled pitched roof to match that of 'The Barn'. Vehicular access to the garage is via the existing access and the existing brick boundary wall fronting Disraeli Street (which is an important feature within the Conservation Area) is to be retained in its entirety.

With regard to the appearance of Disraeli Street itself, this is an unmade road and makes no recognised positive contribution to the appearance of the Conservation Area. The access gates serving the garage already exist and the impact of the proposed garage on the street scene would be negligible. It is however recommended that, in the event planning permission is granted, a condition be imposed requiring the submission of details and a specification of the proposed materials, particularly the cedar cladding.

The proposal involves no physical alterations to the appearance of The Barn and in this regard, the impact of its conversion to a dwelling, both in the street scene and to the Conservation Area would not cause harm to significance. Having regard to the recessed siting of the garage and its use of materials and its design, the proposed garage is considered to be acceptable and would not harm the significance or setting of the Conservation Area. As such, the public benefits of the proposal do not fall to be weighed in accordance with Paragraph 196 of the National Planning Policy Framework. It is also concluded that the proposal would meet the requirements of Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 in ensuring the character or appearance of the Conservation Area is preserved or enhanced.

In summary, it is considered that the development would not be visually incongruous or prominent in the street scenes of Station Road or Disraeli Street and would not harm the significance of the Conservation Area or its setting in accordance with Policies CS2, CS14 and EV/1 and the SPD on Design, The proposal would also meet the requirements of preserving or enhancing the Conservation Area as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highway Considerations

Disraeli Street is an unmade road which lacks adequate width, surfacing and visibility splays at its junction with Station Road. However, there is an existing gated alternative access to No. 102 Station Road off Disraeli Street and no alterations are proposed to this gateway. Whilst it may be the case that this alternative access has not been intensively used in the past, it remains an access that the applicant can use. Nevertheless, the proposal would clearly lead to intensification in the use of this access when compared to its historical use. Given that this access could be used at present several times a day of required by the applicant, the use in association with the erection of the garage, is not to

be considered as a 'new' vehicular access. Although respondents to the application refer to increased pedestrian dangers and congestion, it is considered that the geometry and current use of Disraeli Street for on-street parking are such that vehicle speeds are low with highway users already having to use due care and attention. The traffic impact and highway safety considerations surrounding the suitability of the junction are therefore neutral in the planning balance.

The local highway authority refers the local planning authority to standing advice in relation to the access geometry and the quantum of parking to serve dwellings. Both of the existing vehicular accesses are substandard in terms of pedestrian visibility as both have high flanking brick boundary walls erected on the highway boundary. It is recognised that this does not meet standing advice but given the relatively small increase in use it is not considered that the access would have an unacceptable impact on highway safety or severe harm on the highway network.

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

Given the above, it is considered that the proposal accords with Core Strategy Policy CS2 and saved Policy TR/18 in that any highway impact would not be so severe as to justify a refusal.

Flooding

The application site falls wholly within Flood Zone 2 which is an area at medium risk of flooding according to Environment Agency mapping. The Barn is an existing structure with no ground floor sleeping accommodation. The proposed garage would be considered 'minor' development and not introduce a more vulnerable use to the flooding area.

In respect of the proposed creation of a separately occupied dwelling, this has the potential to increase activity within an area at risk from flooding, albeit in a very minor way. As a result it is important to sequentially evaluate the proposal. Officers have considered the nature of the proposal, particularly given the existing use of the site and the small scale of the development and are satisfied that a sequential risk based assessment has been satisfied. The Environment Agency data stipulates a maximum flood level of 41.53AOD for the critical 1:100 year flood even + climate change. The proposed finished floor level of the garage would be 41.91AOD which is 0.38m above the identified flooding level. The Environment Agency does not object to the proposal and it is concluded that both elements of the proposal are therefore in accordance with the flood risk considerations set out in Policy CS16 and the relevant provisions of the National Planning Policy Framework.

Amenity Impacts

The Barn is already understood to be used as an annexe providing residential accommodation ancillary to No. 102 Station Road. Its separation from the host property

by way of fencing, (with no other physical alteration to the building) and its occupation by persons unrelated to the occupiers of No. 102 would not be out of character with this primarily residential area. Its continued residential occupation and a more intensive use of the access onto Disraeli Street would therefore be unlikely to cause significant additional noise, or loss of privacy, light or outlook to existing surrounding residents. There are also no amenity implications with regard to the continued use of the existing access onto Station Road.

The proposed garage is sufficiently distant from Disraeli Street, Nursery Lane, Station Street and Mansfield Street to avoid detrimental impact in terms of losses of light, privacy, outlook to existing occupiers and it would not be uncharacteristic to the area, sitting adjacent to an existing double garage between the site and No. 15 Disraeli Street.

It is therefore concluded that the proposal would accord with Policies CS2 and EV/1 and the adopted supplementary planning document on Design and also Policy S2 of the Neighbourhood Plan

Other Matters

It is understood that there is a legal dispute concerning ownership of the private drive (Disraeli Street), which could legally prevent access. However, the applicant is satisfied that he owns the drive and, in any case, this is a private legal matter and does not affect the planning considerations of the proposal on Policy grounds and on its own planning merits.

Conclusion

The proposal provides a new home within the limits to development which conforms to Policy CS1 in terms of the growth pattern planned for the Borough. It performs an economic role in terms of modestly contributing towards the Council's 5 year land supply, providing a separate dwelling to the occupancy of Mansfield Lodge and which also complies with the relevant policies of Quorn Neighbourhood Plan. Socially it links well to the village and is in a sustainable location. The proposed garage is of an acceptable design and siting and would not harm the amenities of neighbouring occupiers, the appearance of the street scene and the development is acceptable in highway safety terms. It is concluded that the proposal would not harm the significance of the Conservation Area or its setting as a heritage asset.

In conclusion, therefore, the proposal would not lead to significant or demonstrable harms is considered to accord with Policies CS1, CS2, CS14, CS15 and CS16 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies ST/2, EV/1, and TR/18 of the Borough of Charnwood Local Plan 2004, and Policies S1, S2, H3, H5, ENV4 and ENV5 of the Quorn Neighbourhood Plan.

It is recommended, therefore, that planning permission be granted, subject to the following conditions.

RECOMMENDATION:-

Grant Conditionally

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
20.551.02 A - Proposed garage elevations and floor plan, proposed site layout
20.551.01 - Topographical survey and existing site location and block plans
4522ia - barn floor plans and elevations as existing.

REASON: To define the terms of the planning permission.

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

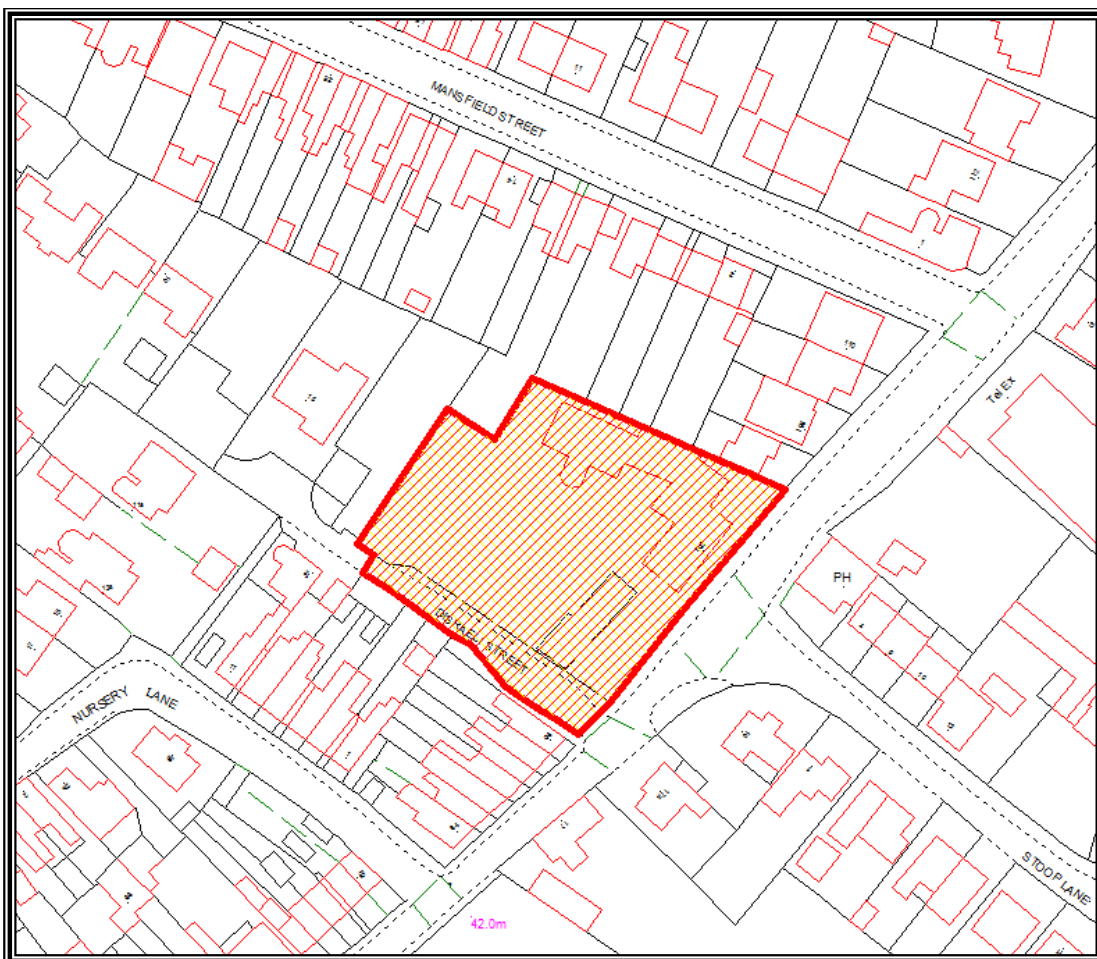
REASON: To make sure that the appearance of the completed development is satisfactory.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3, CS14 and CS16 of the Charnwood Local Plan (2011-2028) Core Strategy and EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan and Policies S1, S2, H3, H5, ENV4 and ENV5 of the Quorn Neighbourhood Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Design Supplementary Planning Document, and, therefore, no harm would arise such as to warrant the refusal of planning permission.
- 3 In addition, as the proposed development is located within a conservation area, the Council has considered whether it would enhance or preserve its character and appearance. Planning permission has been granted on the basis of the Council's opinion that the development would, at least, preserve that character.
- 4 The decision has been reached taking into account paragraph 38 of

the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

5. This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.



Item No. 3

Application Reference Number P/20/2306/2

Application Type: Householder **Date Valid:** 10/12/2020
Applicant: Mr Robert Mitchell
Proposal: Two storey extensions to rear and side of detached house,
widening of vehicular accesses and formation of patio to rear
and hardsurfaced area to frontage.
Location: 6 Elms Drive
Quorn
Leicestershire
LE12 8AF
Parish: Quorn **Ward:** Quorn & Mountsorrel
Castle
Case Officer: Deborah Liggins **Tel No:** 07864 603401

This item is referred to Plans Committee in accordance with the Council's scheme of delegation embedded within section 8.2 of the Constitution.

Description of the Site

The application site is a two storey, 3 bedroom detached house standing in a generous plot and located on the south-western side of the street and within an established residential area. . Dwellings in the street vary in type, style and in the materials used. They are individually designed and with varying depth of frontages, giving a varied architectural character to the street. The application property is constructed of brick with a Flemish bond and has a clay tiled roof. It features a forward projecting two storey gable with boarding in its gable. On the southern side of the house and recessed 5.5m from the front elevation is an attached flat roofed single garage and a covered way. To the northern side is a less substantial flat roofed carport. The property has a hard-surfaced frontage and twin driveway accesses (each being 2.3m wide) and is bounded to the street with a low brick wall with 1m high piers. A young Holly tree and various shrubs are planted behind this wall and are proposed to be retained. To the rear the property has a garden depth of 33m defined by a 1.8m close board fence which adjoins the perpendicular garden boundaries of dwellings on Craddock Street.

Boundary	Adjacent land use
South	4a Elms Drive a gabled bungalow with a flat roofed extension on its northern side to the boundary and with a blank facing elevation and roof plane
North	8 Elms Drive – an 'L' shaped bungalow which turns the corner of the street and which has both an attached flat roofed garage and integral garage on its southern side closest to the application site.
East	Residential properties on Elms Drive opposite the site
West	The long garden of No. 24 Craddock Drive and gardens of Craddock Drive dwellings beyond.

Description of the Application

The application proposal has 4 main elements:-

- A two storey rear extension spanning between 2.5m and 5.53m deep. This extension is proposed to be constructed in contrasting materials which would be a mix of white render and fibre cement weatherboard 'Cedral' cladding in a dark colour.
- A 1.5 storey extension on the southern side of the property which incorporates the existing garage and workshop to its rear and extends its footprint forward by 1.3m with en-suite facilities built into the roof space above. This extension would be constructed of brick and tiles to match the existing dwelling.
- Alterations to the site frontage including new block paving and widening of the vehicular accesses each to 3.5m with the remainder of the boundary wall being retained.
- External alterations to the rear to form a raised patio area spanning the width of the plot.

The proposal would result in an enlarged kitchen/dining area at ground floor level with improved access to natural light and 4 larger bedrooms at first floor level. The extensions would not increase the height of the dwelling but would necessitate the provision of a rectangular flat roofed area to the main roof, which would be undiscernible from the street.

Revised plans received on 27th January 2021 show a proposed first floor bedroom window in the northern side of the new extension to be removed and also correct a dimension on the ground floor rear extension.

Development Plan Policies

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

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

The following policies are relevant to this application:

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

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

The saved policies relevant to this proposal include:

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality

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

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

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

Other Material considerations

National Planning Policy Framework (2019)

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

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

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

Paragraph 8 identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being.

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

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

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

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

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

National Design Guide (2019)

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

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

The Leicestershire Highways Design Guide (2018)

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

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

The Crime and Disorder Act 1998

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

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life. The document is a material consideration in the determination of planning applications.

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time. These include policies which would seek to make provision for at least 19,716 homes between 2019 and 2036 and require these to be delivered to a high standard of design quality.

Comments Received

The occupier of No. 8 Elms Drive has concerns about the proposed first floor window, (now removed from the plans), in the side elevation of the 2 storey extension which would have the potential to overlook the lounge window and garden to that property resulting in a loss of privacy.

Consideration of the Planning Issues

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

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

Design and Impact on Street Scene

The frontage of the property would retain its current appearance for the most part as the 2 storey extension is located to the rear of the dwelling and would not contribute to the Elms Drive street scene. The proposed 1.5 storey extension to the southern side of the dwelling is set back from the front elevation and highway boundary and is subordinate in appearance with a hipped roof sloping away from No. 4a and in accordance with adopted

design guidance. Combined with the use of matching materials to the front elevation, this would ensure the extensions are not incongruous in the street scene. The alterations to the property frontage and the renewal of hard-surfaced areas would enhance its appearance within the street scene and the slight widening of the access points would not be detrimental to the overall character of the area but would allow easier access and egress.

The design, scale and appearance of the proposed extensions and the use of materials (to be agreed by condition) would complement the existing dwelling and would be in-keeping with the varied residential character of the area. The design is therefore considered to be acceptable.

In summary, it is considered that the proposal would not be visually harmful or incongruous in the street scene and would accord with Policies CS2, EV/1 and the adopted Supplementary Planning Document 'Design'.

Impact on residential amenities.

The existing dwelling has 2 first floor small bedroom windows in its northern elevation astride the chimney breast and these already offer the potential to overlook to a small degree, the roof and garden of the neighbouring property at No. 8 Elms Drive. The revised plan received on 27th January 2021 removes the potential for additional overlooking to the neighbouring property and overcomes the concerns of the objector.

The southern extension involves a hipped roof which slopes away from the blank flanking elevation of No. 4a and there are no additional overlooking windows proposed which would affect the amenities of the occupiers of this dwelling.

The proposal accords with the 45 degree 'angle of light' rule and because of the position of the dwelling in relation to those either side, the proposal would not cause significant losses of daylight or sunlight to neighbouring properties.

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

Car parking & highway safety

The National Planning Policy requires that safe and suitable access to the site can be achieved for all users and that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

The development is of a scale and nature whereby the standing advice of the local highway authority would apply. This relates to the quantum of parking provision within new developments and access geometry. The existing parking provision would be retained and the indicated 3 frontage car parking spaces are considered sufficient to meet the needs of the enlarged dwelling and would accord with the current standards of the local highway authority. The proposed widening of the points of access would improve ease of use.

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

Conclusion

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

RECOMMENDATION:-

Grant Conditionally

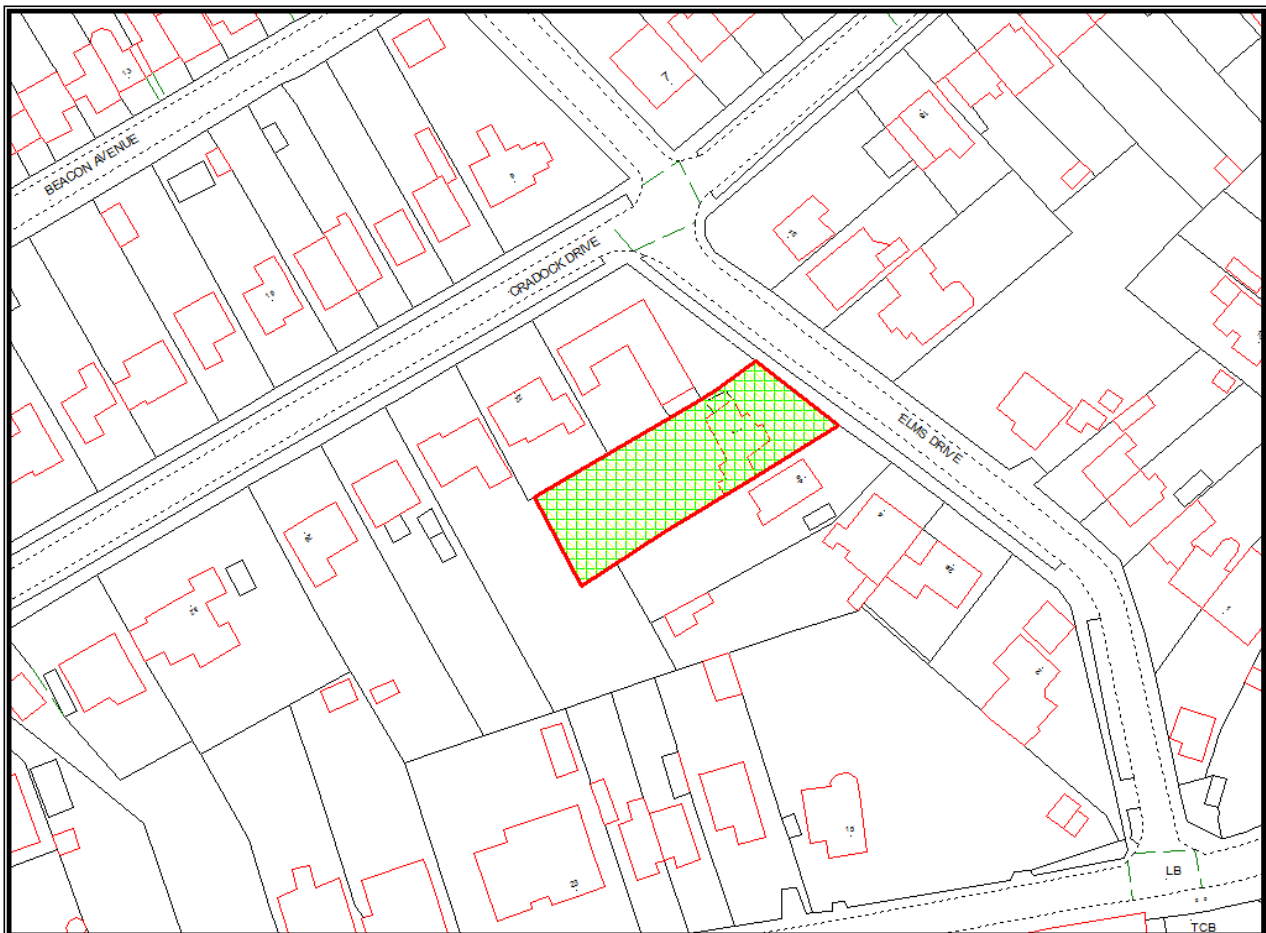
- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
WAA099 - 01 - Site location plan
WAA099 - 02 Rev A - Proposed site plan
WAA099 - 10 Rev E - Proposed floor plans - revised plan received 27th January 2021
WAA099 - 12 Rec A - Proposed elevations 1 of 2
WAA099 - 13 Rev E - Proposed elevations 2 of 2 - revised plan received 27th January 2021
REASON: To define the terms of the planning permission.
- 3 No materials shall be placed on the site until such time as details of the type, texture and colour of the materials to be used on the external surfaces of the proposed development including the cladding have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.
REASON: To make sure that the appearance of the completed development is satisfactory.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION
- Policy CS2 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan have been considered in reaching a decision on this application. The proposed development complies with the

requirements of these policies.

- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Design Supplementary Planning Document and, therefore, no harm would arise such as to warrant the refusal of planning permission.
- 3 The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



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/20/1662/2	Householder	29 Charles Drive Anstey Leicestershire LE7 7BF	Two storey side and single storey side & rear extensions.	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Anstey
P/20/2353/2	Discharge of Conditions	129 Cropston Road Anstey Leicestershire LE7 7BR	Discharge of Condition 7 of P/19/1766/2.	CONDNK, Conditions PART discharged	08-Feb-2021	Anstey
P/20/1785/2	Householder	198 Cropston Road Anstey Leicestershire LE7 7BN	Two storey front and rear extensions, first floor side extension and single storey front & rear extensions.	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Anstey
P/21/0021/2	Equipment PD Notification	4 Huston Close Barrow Upon Soar Leicestershire LE12 8NB	Install 1 x 10m wooden pole (8.2m above ground)	MNAAU, The application be agreed without conditions.	01-Feb-2021	Barrow & Sileby West
P/20/1980/2	Householder	60 Oakfield Avenue Birstall LE4 3DR	Erection of single storey rear extension and outbuilding at rear of house	GTDCON, Permission be granted subject to the following conditions:	20-Jan-2021	Birstall Wanlip
P/20/2364/2	Householder Prior Notification	9 Little Connery Leys Birstall Leicestershire LE4 3LS	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.37m, with a maximum height of 3.37m, and height to the eaves of 2.25m.	PRINOT, Prior approval from the Council is not required	10-Feb-2021	Birstall Wanlip
P/20/2411/2	CL (Proposed)	17 Sycamore Road Birstall Leicestershire LE4 4LW	Certificate of lawful (proposed) development for part demolition of existing kitchen and erection of single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Jan-2021	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1875/2	Householder	3 Church Hill Birstall LE4 4DN	Proposed single storey extensions to side and rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Feb-2021	Birstall Watermead
P/20/1945/2	Householder	52 Sibson Road Birstall LE4 4NA	Demolition of garage at rear, erection of two storey extension to side and single storey extensions to front and rear of house (amended)	GTDCON, Permission be granted subject to the following conditions:	02-Feb-2021	Birstall Watermead
P/20/1521/2	Full	21 Beechfield Avenue Birstall LE4 4DB	Two storey extension to side/rear and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Feb-2021	Birstall Watermead
P/20/1971/2	Full	Birstall United Football Club Meadow Lane Birstall Leicestershire LE4 4FN	Single storey extension to sports pavilion for additional changing/w.c. facilities.	GTDCON, Permission be granted subject to the following conditions:	09-Feb-2021	Birstall Watermead
P/20/1408/2	Householder	60 Paget Avenue Birstall Leicestershire LE4 4HX	Proposed dropped kerb, and vehicular access to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Feb-2021	Birstall Watermead
P/20/2012/2	Householder	6 Sycamore Road Birstall LE4 4LT	Single storey side extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Birstall Watermead
P/20/2167/2	Householder	61 Maplewell Road Woodhouse Eaves LE12 8RG	Single and two storey extension with juliet balcony to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	18-Jan-2021	Forest Bradgate
P/20/2166/2	Householder	472 Bradgate Road Newtown Linford LE6 0HA	Extension and conversion of existing garage to form residential annexe	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2169/2	Householder	28 Warren Hill Newtown Linford LE6 0AL	Single storey extension to front and roof extensions to detached dwelling to facilitate loft conversion including new dormer windows.	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Forest Bradgate
P/20/0918/2	Full	Charnwood Forest Golf Club Breakback Road Woodhouse Eaves Leicestershire LE12 8TA	Change of land use from wooded scrubland to the creation of a Golfing Practice Area to include a bunker and putting green (retrospective application).	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Forest Bradgate
P/20/2097/2	Householder	37 Bird Hill Road Woodhouse Eaves Leicestershire LE12 8RP	Erection of single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	03-Feb-2021	Forest Bradgate
P/20/1371/2	Full	37 Main Street Woodhouse Eaves LE12 8RY	Formation of replacement vehicular and pedestrian access to surgery and extension to car park to side/rear.	GTDCON, Permission be granted subject to the following conditions:	11-Feb-2021	Forest Bradgate
P/20/1144/2	Full	The Brand Brand Hill Woodhouse Eaves LE12 8SS	Change of use of land to (Sui Generis) and the erection of x1 timber cabin for the purpose of a self-catering holiday let.	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Forest Bradgate
P/20/0612/2	Full	261 Alan Moss Road Loughborough Leicestershire LE11 4LU	Change of Use of residential dwelling (Use Class C3) to a mixed use comprising residential (Use Class C3) and hair and beauty salon (Use Class Sui Generis) including the retention of timber outbuilding in rear garden. (Retrospective application).	GTDCON, Permission be granted subject to the following conditions:	26-Jan-2021	Loughborough Ashby
P/20/2203/2	Householder	8 Sandringham Drive Loughborough LE11 4TN	Single storey extensions to front, side and rear.	GTDCON, Permission be granted subject to the following conditions:	19-Jan-2021	Loughborough Garendon

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P/20/2159/2	Full	The Climbing Station Empress Road Loughborough LE11 1RH	Change of Use from warehouse and distribution use (B8) to indoor climbing centre. (Variation to condition 5 of application P/10/1343/2 to amend opening hours).	GTDCON, Permission be granted subject to the following conditions:	19-Jan-2021	Loughborough Hastings
P/20/1688/2	Householder	21 Whitehouse Avenue Loughborough LE11 2PN	Retrospective application for erection of carport to rear of existing detached garage.	GTDCON, Permission be granted subject to the following conditions:	01-Feb-2021	Loughborough Hastings
P/20/2246/2	Full	24 Russell Street Loughborough LE11 1BL	Change of use from dwelling (Class C3) to House in Multiple Occupation (Class C4).	GTDCON, Permission be granted subject to the following conditions:	05-Feb-2021	Loughborough Hastings
P/20/2266/2	Householder	Maple Lodge 11 Pasture Lane Hathern Leicestershire LE12 5LJ	Erection of a outbuilding	GTDCON, Permission be granted subject to the following conditions:	18-Jan-2021	Loughborough Hathern & Dishley
P/20/2018/2	Householder	12 Old Way, Hathern, Loughborough, Leicestershire, LE12 5HN	First floor extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	03-Feb-2021	Loughborough Hathern & Dishley
P/20/2287/2	Full	Hathern Community Library Greenhill Rise Greenhill Hathern Leicestershire LE12 5LF	Proposed erection of single storey extension to front and rear of library	GTDCON, Permission be granted subject to the following conditions:	05-Feb-2021	Loughborough Hathern & Dishley
P/20/2226/2	Householder Prior Notification	152 Meadow Lane Loughborough Leicestershire LE11 1JZ	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.74m, and height to the eaves of 2.33m.	PRINOT, Prior approval from the Council is not required	05-Feb-2021	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2379/2	Advert Consent	19 - 20 Baxter Gate Loughborough Leicestershire	Display of internally illuminated fascia and projecting signs.	REF, Permission be refused for the following reasons:	12-Feb-2021	Loughborough Lemyngton
P/20/2032/2	Full	46 Ashleigh Drive Loughborough LE11 3HW	Single storey side porch & rear extensions and flat roof dormer to existing HMO.	GTDCON, Permission be granted subject to the following conditions:	21-Jan-2021	Loughborough Nanpantan
P/20/1812/2	Full	27 Fairmount Drive Loughborough LE11 3JR	Two storey extension to side and single storey extensions to front and rear of dwelling and conversion of roof space (revised scheme P/18/1180/2 refers).	GTDCON, Permission be granted subject to the following conditions:	28-Jan-2021	Loughborough Nanpantan
P/20/1944/2	Householder	183 Nanpantan Road Loughborough LE11 3YB	Proposed three storey extension to front of dwelling (revised scheme, P/20/0513/2 & P/16/2411/2 refers).	REF, Permission be refused for the following reasons:	28-Jan-2021	Loughborough Nanpantan
P/20/2422/2	Advert Consent	Plot 1 Oakwood Drive Loughborough Leicestershire LE3 8RE	Erection of non-illuminated fascia sign	GTDCON, Permission be granted subject to the following conditions:	04-Feb-2021	Loughborough Nanpantan
P/20/2206/2	CL (Proposed)	9 Ralph Close Loughborough Leicestershire LE11 3GG	Certificate of lawful development (proposed) for second floor loft conversion including rear dormer.	CLDPGRANT, Certificate of Lawful Proposed Development	18-Jan-2021	Loughborough Outwoods
P/20/2000/2	Householder	29 Pantain Road Loughborough LE11 3LZ	Single storey side & rear extensions, extension to front porch, alterations & rendering to existing dwelling, plus associated internal alterations & remodelling works.	GTDCON, Permission be granted subject to the following conditions:	29-Jan-2021	Loughborough Outwoods
P/20/0870/2	Householder	Outwoods Edge Woodhouse Lane Loughborough LE11 3YG	Proposed relocation of vehicular access at front of house.	GTDCON, Permission be granted subject to the following conditions:	02-Feb-2021	Loughborough Outwoods

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P/20/2121/2	Householder	339 Beacon Road Loughborough LE11 2RA	Proposed single storey extension to front and part single and part 3-storey extensions and alterations to side and rear of existing dwelling, new garden boundary walls and gates.	GTDCON, Permission be granted subject to the following conditions:	03-Feb-2021	Loughborough Outwoods
P/20/2151/2	Householder	9 Upper Green Loughborough LE11 3SG	Erection of single storey rear extension. Installation of 2 x full height dormer window extensions in rear roof slope and 4 x roof lights in front and rear elevations.	GTDCON, Permission be granted subject to the following conditions:	08-Feb-2021	Loughborough Outwoods
P/20/1997/2	Householder	1 Aspen Avenue Loughborough LE11 2NJ	Single storey rear and side extension with garden pergola to rear including demolition of summer house.	GTDCON, Permission be granted subject to the following conditions:	18-Jan-2021	Loughborough Shelthorpe
P/20/2042/2	Householder	Kilve 66 Main Street Woodthorpe Loughborough LE12 8UG	Proposed first floor side extension over garage, dormer extension to rear, single storey extension to rear, and infill extension to side of garage and dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Jan-2021	Loughborough Shelthorpe
P/20/1690/2	Full	34 Chestnut Street Loughborough LE11 3BE	Change of use from residential dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) and erection of two storey extension to rear.	REF, Permission be refused for the following reasons:	19-Jan-2021	Loughborough Southfields
P/20/2072/2	Full	7 Leicester Road Loughborough Leicestershire LE11 2AE	Single storey extension and installation of external flue, air intake duct and staircase and entrance to upper floor flats to rear of terraced property (revised scheme P/20/1260/2 - withdrawn refers).	GTDCON, Permission be granted subject to the following conditions:	05-Feb-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2041/2	Advert Consent	11-12 Devonshire Square Loughborough LE11 3DW	Display of 4 externally illuminated fascia signs and 1 non-illuminated projecting sign.	GTDCON, Permission be granted subject to the following conditions:	09-Feb-2021	Loughborough Southfields
P/20/1931/2	Householder	120 Byron Street Loughborough LE11 5JW	Retention of outbuilding to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	28-Jan-2021	Loughborough Storer
P/20/2125/2	Householder	16 Deane Street Loughborough Leicestershire LE11 5NQ	Two storey rear extension	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Loughborough Storer
P/20/2029/2	Householder	100 Balmoral Road Mountsorrel LE12 7EN	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Jan-2021	Mountsorrel
P/20/1211/2	Householder	1 Kestrel Lane Mountsorrel Leicestershire LE12 7GG	Proposed single storey rear extension, erection of detached garage to rear and formation of vehicular access and dropped kerb to side of dwelling from Mallard Road.	GTDCON, Permission be granted subject to the following conditions:	29-Jan-2021	Mountsorrel
P/20/2172/2	Householder	Hamilton Grounds The Cottage King Street Barkby Thorpe LE7 3QF	Erection of single and two storey extensions to side and porch to front of detached dwelling (revised scheme P/20/1481/2 refers).	REF, Permission be refused for the following reasons:	18-Jan-2021	Queniborough
P/20/2197/2	Permission In Principle	Staverton House 1580 Melton Road Queniborough LE7 3FN	Permission in principle for up to 4 dwellings.	GTD, Permission be granted unconditionally	29-Jan-2021	Queniborough
P/20/2069/2	Full	Croxton Road Stables South Croxton Road Queniborough LE7 3RU	Use of land and part of stable building for operation of a dog grooming business (revised scheme P/20/0750/2 refers).	REF, Permission be refused for the following reasons:	01-Feb-2021	Queniborough

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P/20/2049/2	Householder	24 Catterick Way Hamilton Lea LE5 1ER	Erection of canopy to rear and side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Feb-2021	Queniborough
P/20/2092/2	Full	land at Three Turns Lane South Croxton Leicestershire	Erection of an agricultural storage building.	GTDCON, Permission be granted subject to the following conditions:	10-Feb-2021	Queniborough
P/20/2014/2	Demolition Determination	Barkby Firs Ambulance Station Melton Road Syston LE7 2BE	Demolition of former ambulance building.	NRQ, The submission of details are not required for consideration.	11-Feb-2021	Queniborough Syston West
P/20/1748/2	Full	Bradley's Supermarkets 20 Station Road Quorn LE12 8BS	Alterations to shop front including movement of entrance & access ramp, replacement of fascia lights with LED lights and installation of safety bollards.	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Quorn & Mountsorrel Castle
P/20/1781/2	Advert Consent	Bradley's Supermarkets 20 Station Road Quorn LE12 8BS	Replacement of fascia signage and installation of vinyl graphics to windows.	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Quorn & Mountsorrel Castle
P/20/1632/2	Householder	34 Unitt Road Quorn LE12 8BY	Two storey side extension, single storey rear extension and provision for render finish to all external walls. Poposed dropped kerb.	GTDCON, Permission be granted subject to the following conditions:	08-Feb-2021	Quorn & Mountsorrel Castle
P/20/1999/2	Householder	45 Mill Road Thurcaston LE7 7JP	First floor extension to side of detached dwelling	GTDCON, Permission be granted subject to the following conditions:	19-Jan-2021	Rothley & Thurcaston
P/20/1968/2	Householder	8 Farmers Way Rothley LE7 7SN	Erection of two storey extension to side and rear of house (Amended).	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2142/2	Householder	28 Countrymans Way Shepshed LE12 9RB	Erection of first floor extension above garage	GTDCON, Permission be granted subject to the following conditions:	19-Jan-2021	Shepshed East
P/20/2136/2	Householder	63 Iveshead Road Shepshed Leicestershire LE12 9EP	Construction of front porch and installation of 2 dormer extensions to the front, including render of dwelling (revised scheme, P/20/1280/2 refers).	GTDCON, Permission be granted subject to the following conditions:	29-Jan-2021	Shepshed West
P/20/2367/2	Householder	10 Hertford Close Syston Leicestershire LE7 2FA	Single Storey Rear Extension	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Syston East
P/20/1891/2	Householder	81 Broad Street Syston LE7 1GH	Erection of single storey rear extensions.	GTDCON, Permission be granted subject to the following conditions:	19-Jan-2021	Syston West
P/20/2047/2	Householder	9 Sedgefield Drive Syston LE7 1YU	Proposed construction of garden room to rear of property to replace existing shed.	GTDCON, Permission be granted subject to the following conditions:	27-Jan-2021	Syston West
P/20/2048/2	Householder	110 Wanlip Road Syston LE7 1PB	Proposed single storey extensions to side and rear of existing dwelling,	GTDCON, Permission be granted subject to the following conditions:	28-Jan-2021	Syston West
P/20/1769/2	Householder	7 Brook Street Burton On The Wolds LE12 5AB	Proposed first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Jan-2021	The Wolds
P/20/1884/2	Householder	Old Rectory Cottage 22 School Hill Walton On The Wolds LE12 8JE	Conversion of detached garage to home office and store; construction of conservatory to side of existing extension with raised patio.	GTDCON, Permission be granted subject to the following conditions:	26-Jan-2021	The Wolds
P/20/1985/2	Householder	35 Brook Street Wymeswold LE12 6TT	Proposed single storey extension to rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	26-Jan-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2074/2	Householder	11 Somerset Close Burton On The Wolds Leicestershire LE12 5AJ	Single storey front & side extensions including removal of chimney.	GTDCON, Permission be granted subject to the following conditions:	28-Jan-2021	The Wolds
P/20/2155/2	Householder	The Old Stables 3 London Lane Wymeswold LE12 6UB	Ground and first floor extensions to create two storey dwelling (Revised scheme P/20/0019/2 refers)	GTDCON, Permission be granted subject to the following conditions:	10-Feb-2021	The Wolds
P/20/2198/2	Householder Prior Notification	1 Campbell Avenue Thurmaston Leicestershire LE4 8HD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 3.5m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	19-Jan-2021	Thurmaston
P/20/1983/2	Householder	56 Pinewood Avenue Thurmaston LE4 8HZ	Construction of single storey extensions to side and rear of existing dwelling and conversion of garage to habitable room.	GTDCON, Permission be granted subject to the following conditions:	22-Jan-2021	Thurmaston
P/20/2275/2	CL (Proposed)	15 Brook Street Thurmaston Leicestershire LE4 8DA	Certificate of Lawful Development (proposed) for replacement of existing windows and door openings in outbuilding to facilitate its use for ancillary residential accommodation.	CLDPGRANT, Certificate of Lawful Proposed Development	26-Jan-2021	Thurmaston
P/20/2022/2	Full	Thurmaston Shopping Centre, Unit 3 Barkby Thorpe Lane Thurmaston LE4 8GP	Subdivision of retail unit to create 2 retail units (Use Class E) and alterations to elevations..	GTDCON, Permission be granted subject to the following conditions:	10-Feb-2021	Thurmaston
P/20/1939/2	Full	2 Manor Road Thurmaston LE4 8AG	Conversion and change of use of surgery (Use Class D1) to 4 self contained flats (Use Class C3)	REF, Permission be refused for the following reasons:	11-Feb-2021	Thurmaston

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P/20/2153/2	Householder	10 Church Leys Avenue Rearsby LE7 4YF	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Feb-2021	Wreake Villages
P/20/2175/2	Householder	37 Station Road Rearsby LE7 4YY	Proposed first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Feb-2021	Wreake Villages