



PLANS COMMITTEE

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

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To: Councillors 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, 22nd April 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

14th April 2021

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 8

The Committee is asked to confirm as a correct record the minutes of the meetings held on 25th March 2021 and 29th March 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

9 - 37

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

38 - 54

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

PLANS COMMITTEE 25TH MARCH 2021

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

Group Leader Development Management
Principle Planning Officer (LM)
Principle Planning Officer (MP)
Principal Solicitor – Planning, Property and
Contracts
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.

47. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 25th February 2021 were confirmed as a correct record and signed.

48. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

49. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Fryer – in relation to Application P/19/2139/2 – due to the fact that Councillor Fryer was a County Councillor for Quorn and Barrow, Councillor Bentley would sit as Chair for this item;
- (ii) by Councillor Grimley – in relation to application P/20/1605/2 – he would be speaking in his capacity as Ward Councillor and therefore would not take part in the meeting discussion or voting on that item.

50. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 3 in the appendix to the agenda filed

with these minutes). Additional Items reports in respect of applications P/20/2322/2, P/20/1605/2 and P/19/2139/2 were also submitted (also filed with these minutes).

An agenda variance was agreed whereupon application P/19/2139/2 (Miller Homes Ltd & W & J Parker Ltd, Loughborough Road, Quorn, Leicestershire) was considered first.

The Committee was advised that there had been a late representation in respect of application P/19/2139/2 by Councillor Carolyn Mann on behalf of Quorn Parish Council. The Committee was asked if they were happy to let Councillor Mann speak on behalf of the item and there were no objections to allowing Councillor Mann to speak.

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 Helen Dawkins (applicant) in respect of application P/19/2139/2;
- (ii) Cllr Carolyn Mann (on behalf of Quorn Parish Council) in respect of application P/19/2139/2.
- (iii) Ms Hellen Jarvis (objector) in respect of application P/20/2322/2;
- (iv) Ms Kirstie Clifton (agent) in respect of application P/20/2322/2;
- (v) Councillor Shields (on behalf of Burton on the Wolds Parish Council) in respect of application P/20/2322/2;
- (vi) Ms Jenny Keen (agent) in respect of application P/20/1605/2;

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 Shepherd in respect of P/19/2139/2.
- (ii) Councillor Bokor in respect of application P/20/2322/2;
- (iii) Councillor Grimley in respect of application P/20/1605/2;

In respect of application P/20/2322/2 (William Davis Limited, Land off Melton Road Burton on the Wolds LE12 5AL), the Committee voted against the proposal that planning permission be granted.

Following advice from the Group Leader – Development Management, a second vote was taken on the application.

RESOLVED

1. that, in respect of application P/19/2139/2 (Miller Homes Ltd & W & J Parker Ltd, Loughborough Road, Quorn, Leicestershire), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;

2. that, in respect of application P/20/2322/2 (William Davis Limited, Land off Melton Road Burton on the Wolds LE12 5AL), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
3. that, in respect of application P/20/1605/2 (Hallam Land Management Limited, Melton Road, Queniborough, Leicestershire), planning permission be refused as the committee felt the application would cause significant harm to the area of local separation between Queniborough and East Goscote due to the scale and location and extent of urbanisation in the area.

(a) Officers be given delegated authority to devise the wording for the refusal.

51. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

**PLANS COMMITTEE
29TH MARCH 2021**

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

Group Leader Development Management
Senior Planning Officer (DL)
Principle Planning Officer (LM)
Principle Planning Officer (LW)
Principal Solicitor – Planning, Property and
Contracts
Democratic Services Officer (NC)
Democratic Services Officer (EB)

APOLOGIES: Councillor Grimley

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.

52. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

53. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Tassell – in relation to application P/20/1347/2 – would be speaking in her capacity as a Ward Councillor and therefore would not take part in the meeting discussion or voting on that item;
- (ii) by Councillor Savage - in relation to application P/20/1347/2 – he was the owner of a business in the area and therefore would not take part in the meeting discussion or voting on that item.
- (iii) by Councillor Ward – in relation to application P/20/2373/2 – she served as a Ward Councillor for the area but she advised the Committee that he came to the application with an open mind. and had not discussed the application with anybody else.
- (iv) By Councillor Campsall – in relation to application P/20/2124/2 – he served as a Ward Councillor for the area but he advised the Committee that he came to the application with an open mind.

54. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). An additional Item report in respect of application P/20/2044/2 was also submitted (also filed with these minutes).

The Committee was advised that there had been a late representation in respect of application P/20/2044/2 by Councillor Jo Ling on behalf of Wymeswold Parish Council. The Committee was asked if they were happy to let Councillor Ling speak on behalf of the item and there were no objections to allowing Councillor Ling to speak.

Vice-Chair Councillor Bentley chaired the consideration of applications P/20/1347/2 and P/20/2373/2.

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

- (i) Mr Andy Beer and Cllr Joan Tassell (objectors) in respect of application P/20/1347/2;
- (ii) Ms Claire Linley and Mr Lloyd Anglesea (applicants) in respect of application P/20/1347/2;
- (iii) Councillor Peter Grainger (on behalf of Shepshed Town Council) in respect of application P/20/1347/2;
- (iv) Mr Brian McKean (objector) in respect of application P/20/2044/2;
- (v) Mr Guy Longley (agent) in respect of application P/20/2044/2;
- (vi) Ms Jo Ling (on behalf of Wymeswold Parish Council);
- (v) Mr Michael Eley (objector) in respect of application P/20/2373/2;
- (vi) Mr Jonathan Weekes (on behalf of Applicant) in respect of application P/20/2373/2;
- (vii) Mr Graham Waller (objector) in respect of application P/20/2124/2.

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 Popley in respect of application P/20/1347/2;
- (ii) Councillor Bokor in respect of application P/20/2044/2;
- (iii) Councillor Harris in respect of application P/20/2373/2.

RESOLVED

1. that, in respect of application P/20/1347/2 (Strata, 62 Iveshead Road, Shepshed) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and that an information note be added to the application recommending the use of native species of trees and shrubs in buffer-zones;

2. that, in respect of application P/20/2044/2 (Davidsons Developments Ltd, Land off East Road, Wymeswold), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
3. that, in respect of application P/20/2373/2 (Swithland Homes, Land to the rear of 83-89 Loughborough Road, Hathern) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.
4. that, in respect of application P/20/2124/2 (Mr D. Knight, Land adjacent to 6 Gisborough Way, Loughborough) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

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Charnwood Borough Council

Plans Committee – 22 April 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/21/0241/2	<p>Mr & Mrs K & C Abell 70 Brick Kiln Lane Shepshed Leicestershire LE12 9EL</p> <p>Proposed new ancillary accommodation in replacement of previously approved garage structure (ref: P/15/2583/2) on same footprint previously approved (new building part constructed)</p>	Grant Conditionally	10
2	P/20/0650/2	<p>Paul Future Generation Limited Land west of Aumberry Gap Aumberry Gap Loughborough LE11 1BG</p> <p>Redevelopment to provide student accommodation ranging from 3-7 storeys in a range of purpose built accommodation and approximately 1,702 sq. m. of associated reception area, and flexible commercial space in use classes A1, B1, and D1, (retail, offices, communal areas, community space), together with public realm, landscaping with associated green roofs, plant rooms, cycle storage, with servicing, refuse and recycling areas and car parking spaces with new vehicular access from Aumberry Gap following demolition of existing buildings and associated works - Variation of condition 2 (approved plans) of application P/18/2067/2 to remove the green wall and replace with installation of public art and associated lighting</p>	Grant Conditionally	20

Item No. 1

Application Reference Number P/21/0241/2

Application Type:	Householder	Date Valid:	3 rd February 2021
Applicant:	Mr and Mrs K and C Abell		
Proposal:	Proposed new ancillary accommodation in replacement of previously approved garage structure (ref: P/15/2583/2) on same footprint previously approved (new building part constructed)		
Location:	70 Brick Kiln Lane, Shepshed, LE12 9EL		
Parish:	Shepshed	Ward:	Shepshed West
Case Officer:	Jack Wilkins	Tel No:	07754256235

This item has been called in to Plans Committee at the request of Councillor Radford who has concerns about the proposal.

Description of the Application

The host dwelling is a semi-detached property situated on the western side of Brick Kiln Lane, Shepshed. Although the host property falls within the limits to development, the area of land in which the development will be situated is not, as defined by policy ST/2. The proposal will therefore be considered as a development in the countryside, despite being located within the curtilage of 70 Brick Kiln Lane. The area is predominately residential in character with 68 (the adjoining semi-detached property), and 70A Brick Kiln Lane situated on either side of the host dwelling. 64c and 64d Brick Kiln Lane are situated to the rear of the application site. The application site's primary access is set to the rear of the property and this driveway will run adjacent to the proposed development

Planning permission is sought to construct a two storey, detached ancillary building to be used in connection with the existing house. Plans for a detached garage were originally approved as part of P/15/2583/2, although the approved garage in that application was smaller in height in comparison to what has been proposed as part of the current application, measuring 2.57m to the eaves and 5.37 to the ridge of a pitched roof. The construction of the proposed development began on 01/07/20, and at the time of the site visit, the exterior walls had been completed, with the roof partially completed.

The detached garage proposed in the current application will measure, 7.5m in length and width (matching the footprint previously approved), but will be altering the height to measure 2.375m to the eaves and 5.79m to the ridge of a pitched roof. A WC is proposed at ground floor level and will be serviced by a window on the side elevation. A storage area is proposed on first floor level which will be accessed using a pull down ladder. Two windows and sliding doors on the ground floor and an obscure glazed

window will be installed to the front elevation to provide daylight to the two storey development. The front elevation will face to the rear of the host dwelling, as well as 68 and 70a Brick Kiln Lane. The garage will be used as a home office/photography studio and will remain ancillary to the host dwelling.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

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

CS11- Landscape and Countryside- requires new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments.

Borough of Charnwood Local Plan

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

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– states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy CT/1- General Principles for Areas of Countryside, Green Wedge and Local Separation- 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 TR/18 - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off -street parking; the current, or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Other material considerations

National Planning Policy Framework

The NPPF is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are 3 dimensions to this;

- 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 11 states that where the development plan is absent, silent or relevant policies are out-of-date, proposals should be granted permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the most important policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

Section 12: Achieving well-designed places:

Paragraphs 124- 132 – Development is required to achieve high quality design that respects local distinctiveness and poor design should be refused.

The National Design Guide

Seeks to encourage high quality design and sets out how this can be achieved.

Design Supplementary Planning Document (2020)

This document seeks to encourage, promote and inspire higher design standards in new development.

Leicestershire Highways Design Guidance

Leicestershire County Council Highways are no longer part of the 6 Cs Design Guide arrangements; however, the provisions within that guide will continue to be applied. The guide will now be referred to as Leicestershire Highways Design Guide. It deals with infrastructure requirements for new developments.

Planning Practice Guidance

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues. The guidance also sets out relevant guidance on aspects of flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travels plans, supporting the policy framework as set out in the NPPF.

Relevant Planning History

P/15/2583/2- Erection of two storey and single storey extensions to rear, bay window and porch to front of dwelling and erection of double garage to rear (amendments to scheme previously refused under ref P/15/1622/2- **Granted Conditionally**

Responses of Statutory Consultees

None received

Other Comments Received

Councillor Radford objects to the proposal on the following grounds:

- The detached garage has not been built in accordance to the original planning permission.
- The building is much higher than the first application by some 3 ft. Now overlooking neighbouring properties as it is built close to the boundary fence.
- This was intended to be a garage, but the news application states home office/Studio/games room – studio could bean music room (noise concerns) and residents are concerned that it could be an extension of the properties living accommodation.
- If planning permission is to be granted, the Councillor requests that the height be reduced to the original application and the original intended use as a garage to be enforced. If this is not possible, the Councillor requests the precise intended usage for this building must be stated and limited to that use, a condition added that no roof lights/windows are installed and enforced restriction on noise levels.

Two letters of support have been sent to the Local Planning Authority:

- No objections to the structure. It is a vast improvement on the eyesore which previously occupied that area of land.
- The neighbours have been made aware of the objections and would like to state they have no objections. The building has no impact on their property.

Consideration of the Planning Issues

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

- Principle of development
- Design and the Impact on the Street Scene
- The Impact on Residential Amenity
- Highway Safety

The Principle of the Development

Although the proposed development will be situated in the countryside, this application still adheres to the principle of development set out in the previously approved application (P/15/2583/2). The development is unlikely to have a detrimental impact to the countryside, as per policies CS/11, CT/1 and CT/2, due to the nature of the site and the development arranged around it. Furthermore, the current limits to development, defined in 2004, are outdated in this area as they do not account for the properties constructed to the rear of the application site. Revised Settlement limit boundaries, prepared to inform the new local plan in 2018, now show the application site entirely within the built up area. These revised boundaries are a material consideration and should be given some weight in the determination of this application.

The site has an existing residential use and therefore there is no objection to the principle of intensifying this use through extending the existing dwelling. The key issues and planning considerations would therefore be the design, scale and positioning of any extensions and the resulting impact on the amenity of neighbouring properties, in relation to potential loss of daylight/sunlight, privacy and outlook, as well as the impact on the street scene and parking/highway safety.

Design and the Impact on the Character and Appearance of the Area

The proposed development will be situated to the rear of the large plot owned by the residents at 70 Brick Kiln Lane, approximately 6.25m from the shared boundary with 64c Brick Kiln Lane and 26.22m from the rear elevation of the host dwelling. The garage will remain subservient in height and mass when compared to the surrounding properties. The materials used are sympathetic to the surrounding area and it is considered the structure will not dominate any existing buildings, the closest being over 16m from the development. Although not completely out of site from the street scene, the garage is sensitively located and does not impose on the character of Brick Kiln Lane, which contains a variety of traditional cottages and newly built properties. The built form and character of the area is therefore mixed.

Councillor Radford has commented on the design of the garage and suggests it is not being built in accordance with the previously approved plans. The planning system is not, however, to be used punitively and the local planning authority is required to consider each application on its individual merits and in accordance with the relevant Policies (CS2, EV/1, H/17 and the Design SPD). The plans approved as part of application P/15/2583/2 are a material consideration, but do not represent the only possible form of development within the application site. After reviewing the scheme submitted under the current application, Officers consider that the design, scale and form of the garage complies with Policies CS2, EV/1 and H/17 and the Design SPD and it is considered that there are no grounds for refusal relating to the design and impact on the character of the area.

The Impact on Residential Amenity

Core Strategy Policy CS2 and saved local plan policies EV/1 and H/17 promote high quality design and layouts to preserve residential amenity for both occupiers of existing neighbouring properties and the future occupiers of new development. Further guidance on residential amenity is set out in the Design SPD. Concern has been expressed regarding the potential overbearing impact the garage will have upon neighbouring properties, particularly the two properties set to the rear of the development.

The Design SPD states “where elevations containing main ground floor habitable room windows would face flank walls, the following distances provide a guide to avoid over dominance:

- 9.5m minimum distance between the two elevations where a flank wall is single storey;
- 12.5m for two storey flank walls”

Although the rear wall of the garage is not as large as typical flank walls of two storey buildings, the garage has two storey’s and should therefore be considered as such for the purposes of applying the guidance. The minimum distance to avoid an overbearing impact for a two storey flank wall is 12.5m. The distance between the rear elevation of the garage and 64C Brick Kiln Lane is approximately 16.4m. The distance between the front elevation of the garage and 68 and 70a Brick Kiln Lane is approximately 28.55m and 25.85m respectively. It is therefore considered that the proposed development will not have an overbearing impact on neighbouring properties.

The potential for loss of privacy must also be assessed. The rear wall of the garage, which faces 64c and 64d Brick Kiln Lane, will not contain windows on both ground and first floor level. The existing boundary fence between the garage and the closest neighbouring property (64c Brick Kiln Lane) measures at least 2 metres in height. This fence will further alleviate any potential loss of privacy or overbearing impact experienced. The first floor window on the front elevation, servicing the storage room, may affect the privacy and both 68 and 70a Brick Kiln Lane.

The Design SPD states “where rear elevations containing main habitable room windows, the following distances provide a guide to protect the loss of privacy:

- 21 metres for two storey dwellings”

As mentioned previously, the distance between the garage and the rear elevations of 68 and 70a Brick Kiln Lane exceed 21 metres and will therefore remain largely unaffected by the development. However, to ensure the privacy of the neighbouring gardens, it has been agreed that the first floor storage room window will be obscure glazed. A planning condition is recommended to secure and enforce this.

In terms of daylight and sunlight amenity, the development is situated a sufficient distance from any neighbouring habitable windows for it to have no impact upon these amenities.

Concern has also been expressed regarding the potential impact of adverse noise. The plans describe the ground floor room as a 'Home Office/Studio/Games Room'. The concerns surrounded the broad description of the use, with the potential for 'studio' to involve the playing of loud music. The applicant has since informed us that the main use for the garage will be a personal photography studio and home office, and therefore will not be used as a commercial premises. Councillor Radford suggests a planning condition be implemented to limit the use of the garage to what has been outlined. A planning condition is recommended to ensure that the garage is used only in association with the main house for domestic purposes.

Given the above context, it is not considered that the proposal would have a substantial adverse impact on neighbouring amenity. As such, the proposal accords with Core Strategy Policy CS2, saved local plan policies EV/1 and H/17, the NPPF and the Design SPD.

Highway Safety

Saved local plan Policy TR/18 requires new development to provide off-street parking for vehicles and promotes standards that requires 3 parking spaces for a 4 or more bedroom dwelling in the interests of highway safety. Paragraph 109 of the NPPF states 'new development should only be resisted on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe'.

The property has capacity for three off street parking spaces after the completion of the development. One available space is situated to the front of the property on the hard standing that front Brick Kiln Lane. Two parking spaces will be situated to the side of the proposed building and are accessed via the rear driveway which runs behind the property.

The proposed development and off street parking provision will not interfere with the rear driveway which provides a private right of access to the land west of 70a Brick Kiln Lane.

The proposed use as a personal photography studio/home office will not result in an increase in traffic along Brick Kiln Lane.

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 harm as described in Paragraph 109 of the NPPF would not be caused by the development.

Conclusion

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

The main issue to be considered in this case is the design of the garage, the impact on residential amenity and highway safety.

Whilst it is acknowledged that a large garage is proposed, the design of the partially constructed building is considered acceptable in design terms and would comply with Policies CS2, EV/1 and H/17 and the Design SPD. The garage is set to the rear of the curtilage and does not form a dominating aspect of the street scene. The garage remains ancillary to the host dwelling in both design and use.

With regards to neighbouring amenity, the development complies with the provisions of policies CS2, EV/1 and H/17 along with the advice given in the Design SPD with regards to loss of light, privacy, outlook and noise. Whilst concerns have been raised with regards to the potential loss of privacy and generation of adverse noise, planning conditions are recommended to be included on the decision notice that will require the first floor window to be obscure glazed and the use of the garage to remain in association with the host dwelling for domestic purposes only.

The proposal will not be increasing parking requirements, however as the existing property has four bedrooms, three off street parking spaces are required in accordance with policy and guidance. These have been provided and shown on the proposed plans.

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

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 plans:
 - Application Form - received by the Local Planning Authority on 3rd February 2021.
 - Applications Plans –
Drawing no. 21.3945.01 - received by the Local Planning Authority on 3rd February 2021
Drawing no. 21.3945.02 (B)- received by the Local Planning Authority on 1st April 2021
 - Site Location Plan at 1:1250 – received by the Local Planning Authority on 3rd February 2021

REASON: To define the terms of the planning permission.

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

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

4. The garage building hereby permitted shall be used only as ancillary and incidental accommodation in association with no. 70 Brick Kiln Lane, Shepshed and shall not be used for any other purposes.

REASON: to protect the amenity of nearby properties in accordance with policy CS2 of the Core Strategy

5. The first floor window of the building hereby permitted shall be non-opening and fitted with obscure glazing to Pilkington level 5 obscurity (or equivalent) and retained as such.

REASON: to protect the privacy of nearby properties in accordance with policy CS2 of the Core Strategy

The following advice notes will be attached to the decision

1. Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on House Extensions.
2. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION - Policies EV/1, H/17 of the Borough of Charnwood Local Plan (adopted 12th January 2004) and CS2 of the Core Strategy (adopted 9th November 2015) have been considered in reaching a decision on this application. The proposed development complies with the requirements of these saved Local Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
3. 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.
4. The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property at 70a Brick Kiln Lane, Shepshed. A Solicitor or Chartered Surveyor should be able to give advice about whether and how the proposed work falls within the scope of this Act.



Item No. 2

Application Reference Number P/20/0650/2

Application Type: Full **Date Valid:** 31/3/2020
Applicant: Future Generation Ltd
Proposal: Redevelopment to provide student accommodation ranging from 3-7 storeys in a range of purpose built accommodation and approximately 1,702 sq. m. of associated reception area, and flexible commercial space in use classes A1, B1, and D1, (retail, offices, communal areas, community space), together with public realm, landscaping with associated green roofs, plant rooms, cycle storage, with servicing, refuse and recycling areas and car parking spaces with new vehicular access from Aumbery Gap following demolition of existing buildings and associated works - Variation of condition 2 (approved plans) of application P/18/2067/2 to remove the green wall and replace with installation of public art and associated lighting

Location: Land west of Aumbery Gap
Loughborough
LE11 1BG

Ward: Loughborough
Hastings

Case Officer: Lewis Marshall

Tel No: 07714 846497

Background

This application has been brought to plans committee as it seeks to vary a planning condition, relating to a scheme of public art, on a planning permission determined by the Plans Committee.

Description of the Application Site

The application site is bounded to the northwest by Pinfold Gate, which includes a row of Grade II listed, two storey, terraced cottages, with the retail core of Loughborough Town Centre beyond with its range of facilities including shops, market stalls, cafes, and other uses. To the northeast the site is bounded by Aumbery Gap, which includes a two storey building (Co-op Funeral care) and car park; to the southeast by Barrow Street / A6, which is a key route to the edge of the town centre connecting north and south Loughborough. Adjacent is a three storey block of apartments and residential area beyond. The residential development comprises terraced properties in the Moor Lane area. There is also a traffic light controlled junction with pedestrian crossing point at the junction of Barrow Street and Leicester Road.

The application site lies within the Town Centre. There are two Conservation Areas close to the site, including Loughborough Church Gate Conservation Area to the northwest, and Leicester Road Conservation Area, immediately to the south of the site.

Description of the Proposal

The application seeks a minor material amendment (under Section 73) of planning permission P/18/2067/2, which relates to the redevelopment of land bounded by Aumberry Gap, Leicester Road, Pinfold Gate and Barrow Street in Loughborough town centre. The application specifically seeks to vary condition 2 in respect of the approved drawings. The application as originally submitted proposed removal of the green wall and provide a blank red brick façade. However following discussion and negotiation with Officers, the application has been amended and now proposes to remove a previously approved green wall and replace it with a scheme of public art and associated lighting. The scheme has been designed in association with the Loughborough University Arts Faculty with the artist chosen following a competition judged by the applicant with input from faculty leaders and councillors Bokor, Draycott and Hamilton from Charnwood Borough Council.

In line with the original application, the permission would provide student accommodation (subject to the above amendment) ranging from 3-7 storeys in a range of purpose built accommodation, associated reception area, and flexible commercial space in use classes A1, B1, and D1, (retail, offices, communal areas, community space), together with public realm, landscaping, green roofs, plant rooms, cycle storage, with servicing, refuse and recycling areas and car parking spaces with new vehicular access from Aumberry Gap, following demolition of existing buildings and associated works.

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 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.

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.

Town Centre Masterplan 2018

Successive local plans and planning policy documents have promoted the redevelopment of the Aumberry Gap site. The recently adopted Town Centre Masterplan endorses that policy commitment in reaffirming the sites as a major redevelopment opportunity, providing guidance to assist in the application of policies CS7 and CS 9 of the Core Strategy.

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. Section 3.67 of the design SPD states that the best public art is reflective of local context, easy to maintain, designed to minimise risk from vandalism but promote interaction. It is considered to be safe to passers-by and is illuminated to help improve its status at night.

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.

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
Environmental Protection - CBC	Does not raise any objections to the application.
Leicestershire County Council, (LCC) - Highways	Does not object to the proposal. The impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. A condition is recommended.
Ward Councillor Draycott	<p>Accepts the justification for the green wall to be removed on account of fire safety but suggests alternative design to assist in softening the appearance of the building.</p> <p>When re-consulted on the proposal for a public scheme of art, raised the following questions/comments;</p> <ul style="list-style-type: none"> • Queried how will the art work be produced and displayed and states that the scheme needs to look like art not a poster or a banner. • States that the art work needs to be relevant as it will be prominent and needs to be timeless, able to catch the eye clearly and be a positive conversation point. The building will be a landmark in Loughborough and needs to take the town in to the future covering all changes to come. It also needs to be relevant and have meaning to all the diversity in the Borough, to the people, families, businesses, and the voluntary sector. • Queries the shelf life of the art work, how will it be maintained in the short and long term and by whom.
Environment Agency	Confirmed that they did not wish to make any formal comment on the application
Lead Local Flood Authority	Have considered the proposal and raise no objection

Other Comments Received

Cllr. Boker as the cabinet member for Loughborough gives support to the application. She states that she had the privilege of being on the selection panel which chose the piece of public art from three well deserved finalists from the Art Department of Loughborough University. She thinks it will add vibrancy to the red brick of the building and will be a talking point on entering the town centre along Leicester Road - An example of good partnership working between the Council, the community & the developer.

Planning History

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

Reference	Description	Decision & Date
P/18/2067/2	Redevelopment to provide student accommodation ranging from 3-7 storeys in a range of purpose built accommodation and approximately 1,702 sq. m. of associated reception area, and flexible commercial space in use classes A1, B1, and D1, (retail, offices, communal areas, community space), together with public realm, landscaping, roof terraces and football pitch with associated green roofs, plant rooms, cycle storage, with servicing, refuse and recycling areas and car parking spaces with new vehicular access from Aumberry Gap following demolition of existing buildings and associated works	Approved 22/3/2019
P/19/1420/2	Amendment to permission P/18/2067/2 comprising 18 additional bedrooms; alterations to ground floor windows and reduction in volume of townhouse roofs.	Agreed 3/9/2019
P/19/2315/2	Discharge of conditions 4 and 16 of application P/18/2067/2 (Construction Method Statement and Construction Traffic Management Plan)	Discharged 3/12/2019
P/20/0243/2	Non-material amendments to application P/18/2067/2 - design alterations to Leicester Road elevations	Agreed 5/3/2020
P/20/0268/2	Non-material amendment to P/18/2067/2 - Removal of parapet walls	Agreed 5/3/2020
P/20/0651/2	Variation of condition 2 of P/18/2067/2 to amend the green roofs.	Approved 08/09/2020
P/20/0159/2	Variation of conditions 18 and 19 of approved planning application P/18/2067/2	Approved 25/8/2020

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy.

The main issues are considered to be:

- The principle of the proposed development;
- Design & Visual Amenity
- Residential Amenity
- Highway Impact and public safety
- Other matters
- Planning conditions

Principle of the proposed development

The vision for the Borough as set out in the Charnwood Local Plan 2011-2028 Core Strategy (2015) confirms that by the end of the plan period Charnwood will be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life and the environment. The principle of the proposed development is acceptable by virtue of the previously approved application for the wider development. The key considerations in the determination of this application are therefore the design of the art work and the impact on the appearance of the area, the amenity of nearby residents, highway and public safety and the conditions to be re-applied to any consent.

Design and Visual Amenity

Local Plan Policies CS2 and EV/1 require new developments to make a positive contribution to the Borough where people would wish to live through high quality, inclusive design and, where appropriate, architectural excellence. . There are no specific policies that relate to the assessment of public art.

In terms of the proposed development, there will be two recessed panels in the gable end of the central block which will receive the proposed artwork. The recessed nature of these panels allows the brickwork surrounding the panels to act as a frame for the art. The material of the recess areas will be render to match the developments courtyard facades. This would create a finished and weathertight façade for the art to then be applied. The chosen method of applying the artwork is via a digitally printed image supported by a perimeter frame which in turn is supported back to the structure of the building.

The submitted information states that the digitally printed image is expected to last for up to 7 years. However, in the case of the application site, the elevation faces south, it is directly exposed to sunlight and accordingly the lifespan of any image is expected to be reduced and will therefore need to be periodically replaced. A planning condition is recommended to ensure the artwork is retained and maintained, and where necessary replaced in the event of periodic weathering. The applicant states that ensuring like for like replacement is an advantage of proposing a digitally printed rather than applying artwork via painting directly to the building façade.

In terms of the artwork itself, the artist has described the rationale behind the piece;

“My artwork illustrates the community in Loughborough amongst illustrations that make up the town's identity, conveying how Loughborough's rich cultural history is energising future generations”.

Whilst the subject matter of the artwork is not strictly a planning matter, the scale, proportions, method of fixing and the longevity of the artwork are material matters to be considered in the assessment of the planning application. Having regard for the above, it is considered that the scheme represents an appropriate response to the scale and design of the building that will enhance the façade and contribute positively to the street scene. It is therefore concluded that the application accords with policies CS2 EV/1 and the Design SPD.

Residential Amenity

Policy CS2 of the Core strategy and EV/1 of the Local Plan seeks to protect the amenity of existing and future residents. The Charnwood Design SPD (2020) also provides spacing standards and guidance in order to ensure an adequate level of amenity.

It is not considered that the artwork itself will have any impact on residential amenity in terms of outlook, loss of light or be overbearing. The proposed lighting will be situated at the top of and at the base of the panels where it will be seen obliquely from living room windows of nearby student accommodation flats. However, the proposed lighting is specifically designed to graze walls and is fitted with anti-glare louvres which will limit overspill beyond the face of the artwork installation. Notwithstanding this, the rooms to be affected are shared living rooms and not bedrooms which otherwise might be more impacted by any minor levels of lighting overspill. A planning condition is recommended to require details of hours of use for the lighting to ensure an appropriate balance between ensuring the artwork is on and can be appreciated by users of the night-time economy but not on unnecessarily and excessively throughout the night.

Overall, it is considered that the development would comply with policy CS2 of the Core Strategy and would not have a detrimental impact on residential amenity in terms of loss of light, over dominance or loss of privacy.

Highway Impact and Public Safety

In accordance with Policies CS17 and CS18 of the Core Strategy and Policy TR/18 of the Local Plan, applicants need to demonstrate sustainable travel options and demonstrate that a safe and suitable access can be provided. Paragraph 108 and 109 of the NPPF seeks to ensure that development will not have an unacceptable or impact on highway safety and that the cumulative impacts are not severe.

The local Highway authority have been consulted on the application and have not raised an objection. The submitted information on lighting levels have been provided in Lux (rather than the preferred candelas) so the Local highway authority has advised they were unable to comment specifically on the proposed lighting levels and make an assessment as to any impact on the safe functioning of the highway. However, the local highway authority has recommended a planning condition to ensure that the lighting levels are maintained at a level that is in accordance with their Highway Design Guide having regard for the urban location of the site.

It is considered that subject to appropriately worded conditions the proposal would accord with Paragraphs 108 and 109 of the NPPF, policy CS17 of the CS and saved policy TR/18 of the Local Plan in respect of parking, access and highway safety. Financial contributions requested by the local highway authority to mitigate the impacts of the development are considered below.

Other Matters

There are two Conservation Areas close to the site, including Loughborough Church Gate Conservation Area to the northwest, and Leicester Road Conservation Area, immediately to the south of the site. There is also a group of grade II listed buildings along Pinfold Gate to the north of the site.

Given the scope and nature of the proposals it is not considered that the proposals would have any impact on the setting of the nearby conservation areas. Furthermore, due to the south facing façade subject to the application not being visible from the nearby listed buildings within Pinfold Gate, there would be no harm or impact on the setting of the listed buildings. In these regards, it is considered that the proposal would accord with policy CS14 of the Core Strategy and section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst the proposal would result in the loss of the green wall, it should also be noted that mitigation has been secured elsewhere on the site with additional provision for biodiversity in the form of log piles on the areas of green roof. Accordingly the impact on ecology has been reassessed and it is considered the proposal would result in no net loss.

The original planning permission was granted subject to a Section 106 agreement which secured contributions towards open space, healthcare and the student street support scheme. The amended proposals do not trigger the requirement for any new or amended planning obligations and the previously varied Section 106 agreement shall continue to apply to this Section 73 permission, in the event that it be granted.

Planning Conditions

Any new permission granted will sit alongside permission granted under P/18/2067/2 but shall supersede it once implemented. Ongoing conditions or conditions which have not yet been discharged will therefore need to be re-applied to any new permission pursuant to Section 73 of the Act. Planning conditions which have been discharged through the submission of approved details will make reference to any such approved details within the new permission. It is not necessary to re-apply condition 1 (timescale for implementation) as the development has already commenced. All other conditions that are ongoing conditions or those that have not yet been discharged will be re-applied as per the original consent. Conditions which have been previously discharged will be applied with reference to the approved details. Reference to the details of the green living wall within condition 18 will be removed and new condition imposed to require details of the long term maintenance and management of the public art, details of the lighting scheme and maximum lighting levels are recommended. Condition two will be reapplied with the insertion of new drawing numbers that show the revised elevations and additional documents that relate to the proposed scheme of public art.

Planning Balance and Conclusion

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

The application would result in the loss of a living green wall which would have provided an attractive high quality design solution to an otherwise blank public façade of the approved building. However, its replacement with a scheme of public art that seeks to reinforce the distinctive attributes of Loughborough will also serve to provide an appropriate response to the appearance of the building and instil a sense of civic pride. It is therefore considered on balance that the proposal accords with key policies CS2 and EV/1.

The proposal will not result in any adverse impact on the amenity of those that will live in the development or those that live nearby in accordance with policies CS2 and EV/1.

Subject to the imposition of conditions limiting the luminosity levels of the proposed lighting, the proposal will not result in any unacceptable or severe impact on highway or public safety.

The application is therefore recommended for approval subject to planning conditions and continuity of the obligations within the Section 106 agreement.

RECOMMENDATION A:

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

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

0310 RIO 00 00 DR A 90700 Proposed Site Plan
 0310 RIO 00 00 DR A 90100 01 Site Location Plan
 0310 RIO 00 00 DR A 90101 01 Existing Site Plan
 0310 RIO 00 00 DR A 90102 01 Demolition Plan
 0310-RIO-00-00-DR-A-01900 Ground Floor Plan
 0310-RIO-00-00-DR-A-01901 First Floor Plan
 0310-RIO-00-00-DR-A-01902 Second Floor Plan
 0310-RIO-00-00-DR-A-01903 Third Floor Plan
 0310-RIO-00-00-DR-A-01904 Fourth Floor Plan
 0310-RIO-00-00-DR-A-01905 Fifth Floor Plan
 0310-RIO-00-00-DR-A-01906 Sixth Floor Plan
 0310 RIO 00 07 DR A 01707-01 GA Plan Roof Plan.
 0310-RIO-00-00-DR-A-01908 Upper ground Floor Plan
 0310 RIO 00 ZZ DR A 02000 Barrow Street Elevation Rev 4
 0310-RIO-00-00-DR-A-02902 Pinfold Gate Elevation
 0310 RIO 00 ZZ DR A 02003 Aumberry Gap Elevation Rev 4
 0310 RIO 00 ZZ DR A 02904 Courtyard Elevations_MCA
 0310 RIO 00 ZZ DR A 02905 Courtyard Elevations_MCA
 0310 RIO 00 ZZ DR A 02906 Courtyard Elevations_MCA
 0310 RIO 00 ZZ DR A 02907 Courtyard Elevations_MCA
 0310 RIO 00 ZZ DR A 02100 Existing Elevations A, B, C and D Rev /
 0310-RIO-00-00-DR-A-03900 Proposed. Context Section
 0310 RIO 00 ZZ DR A 03002 Proposed Section B Rev 4
 0310-RIO-00-00-DR-A-03903 Proposed Section C
 0310 RIO 00 ZZ DR A 02001 rev 9 GA Elevation Leicester Road (planning)
 0310 RIO 00 ZZ DR A 02008 rev 6 GA Elevation Central Block (planning)
 0310 RIO 00 ZZ DR A 03001 rev 7 Proposed Section A (planning)
 Note from Eagle Signs (as submitted on 22nd Feb. 2021)
 Ultra-Flex Europe Technical Data Sheet (as submitted on 22nd Feb. 2021)
 0310 RIO XX XX RP A 06073 Design Document prepared by Rio Architects
 (submitted 02.3.21);
 Lumino V36S Optic / IP50|IP64 (submitted 02.03.21)
 0310 00 ZZ DR A 03100 Existing Context Section A, B & C Rev /
 And those plans subsequently amended and approved by the granting of Non-
 Material Amendments under application references P/19/1420/2, P/20/0268/2,
 P/20/0243/2, P/20/0919/2 and P/21/0037/2

REASON: To define the terms of the planning permission.

2. The development hereby permitted shall take place only in accordance with details of proposed ground levels and the finished floor levels of all the buildings approved in writing by the Local Planning Authority under discharge of condition application P/19/2589/2. The approved levels details shall be fully implemented.

REASON: To ensure that the development integrates satisfactorily into the landscape and surrounding area.

3. The development shall be carried out only in accordance with the Construction Method Statement approved under discharge of condition application P/19/2315/2.

REASON: To ensure harm to the amenity of adjacent residents is minimised and for reasons of highway safety.

4. Except with the prior written agreement of the local planning authority (a) no construction work shall be carried out or construction plant operated other than between the following hours: 08.00 hours to 17.00 hours Monday to Friday, 09.00 hours to 13.00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, and (b) there shall be no collection or deliveries to the site during the construction period outside the hours of 09.00 hours and 16:00 hours on Monday to Saturday and at any time on Sundays, Bank or Public holidays.

REASON: To ensure harm to the amenity of adjacent residents is minimised

5. The landscaping scheme approved under discharge of condition application P/20/2371/2 shall be provided in the first planting and seeding season following approval of the details by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that a satisfactory landscaping scheme for the development is provided

6. The management of the landscaped areas shall be carried out in accordance with the details approved under discharge of condition application P/20/2371/2.

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

7. No occupation of any student accommodation shall take place until a scheme for external lighting on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these agreed details.

REASON: To ensure that any outdoor lighting is in accordance with the approved planning application.

8. The acoustic protection measures hereby permitted shall be implemented in accordance with the approved acoustic assessment prepared by RBA Acoustics dated 4th October 2018. The measures shall be carried out in accordance with the approved details

REASON: To safeguard residential amenity.

9. The development hereby permitted shall not be occupied until a noise insulation scheme has been carried out in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve internal noise levels in accordance with the recommendations of BS

8233:2014, Guidance on sound insulation and noise reduction in buildings (or any successor document), taking account of traffic and other ambient noise levels in the locality.

REASON: To safeguard the amenity of prospective residents.

10. The development hereby permitted shall take place only in accordance with details of proposed foul and surface water drainage scheme approved in writing by the Local Planning Authority under discharge of condition application P/19/2589/2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

REASON: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

11. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres in a north-westerly direction and 2.4 metres by 27 metres in a south-easterly direction have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2019).

12. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Richard Jackson drawing number 4891-PP-01 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

13. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Richard Jackson drawing number 4891-PP-01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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

14. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with Rio drawing number 01000 Rev 10. Thereafter the cycle parking shall be maintained and kept available for use.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2019).

15. The development shall be carried out only in accordance with the Construction Traffic Management Plan approved under discharge of condition application P/19/2315/2.

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

16. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless any existing vehicular access on Aumberry Gap/ Pinfold Gate/ A6 Barrow Street that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

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

17. Prior to construction of each element of the development (as listed) drawings at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority showing external construction detailing of all key elements shall be submitted to and approved by the Local Planning Authority in writing, unless otherwise agreed in writing by the Local Planning Authority. All elements relating to the student accommodation (elements (a) to (o)) shall be completed before the occupation by the 1st student. The drawings shall include details of:

- a) windows, cills, reveals and doors;
- b) wall vents;
- c) copings, parapets, soffits and upstands;
- d) decorative brick detailing;
- e) roof structure (including decorative features)
- f) rain water goods;
- g) balconies/terrace balustrades (including soffits and railings);
- h) canopies;
- i) lighting of communal spaces and buildings;
- j) building signage;
- k) art installations;
- l) mail boxes;
- m) air conditioning or ventilation;
- n) cladding;
- o) shop/non-residential use fascia's and signage; and
- p) shop security."

The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area along with setting

of the adjoining conservation and listed buildings. (Policies CS2, CS14 and CS16 of the Charnwood Core Strategy, adopted November 2015)

18. Prior to construction of each element of the development, sample panels of all external materials shall be submitted to or provided on site for inspection by a council officer and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory, protecting its designation as a local heritage asset and does not detract from the character and visual amenity of the area along with setting of the adjoining conservation and listed buildings. (Policies CS2, CS14 and CS16 of the Charnwood Core Strategy, adopted November 2015)

19. Prior to the occupation of any part of the ground floor of the building, the window glass shall be clear glass and shall not be mirrored, tinted or otherwise obscured. The development shall be permanently maintained in this form. No external security roller shutters or roller blinds shall be attached to the ground floor windows hereby permitted, without planning permission having first been granted by the Council.

REASON: In order to prevent visual clutter, and to ensure a satisfactory external appearance to the design of the building. (Policies CS2, CS14 and CS16 of the Charnwood Core Strategy, adopted November 2015).

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking or re-enacting that Order, with or without modifications, no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

REASON: To ensure alterations are not carried out that would result in the loss of parking facilities within the site and to ensure that there is no overlooking of adjacent gardens if garages are converted to living spaces.

21. The artwork hereby approved will be provided within 3 months of the use commencing and an approved artwork maintained in situ for the duration and lifespan of the building. The artwork hereby approved will be replaced like for like, or if agreed by the local planning authority replaced with a new artwork following a design competition, every 7 years (or sooner if required by the local planning authority). Any proposed new artwork will first be submitted to and agreed in writing by the local planning authority. An approved artwork will not be removed for any reason (save safety and security) unless otherwise agreed by the local planning authority in writing.

REASON: To ensure that the artwork is retained and maintained in good condition in accordance with policies CS2 and EV/1.

22. Within 3 months of the of the use commencing, a scheme to ensure the continued operation of the lighting approved as part of the artwork installation shall be submitted to and approved by the local planning authority. The scheme shall include the hours of use for the approved lighting throughout the calendar year and the method of how they lighting will be controlled.

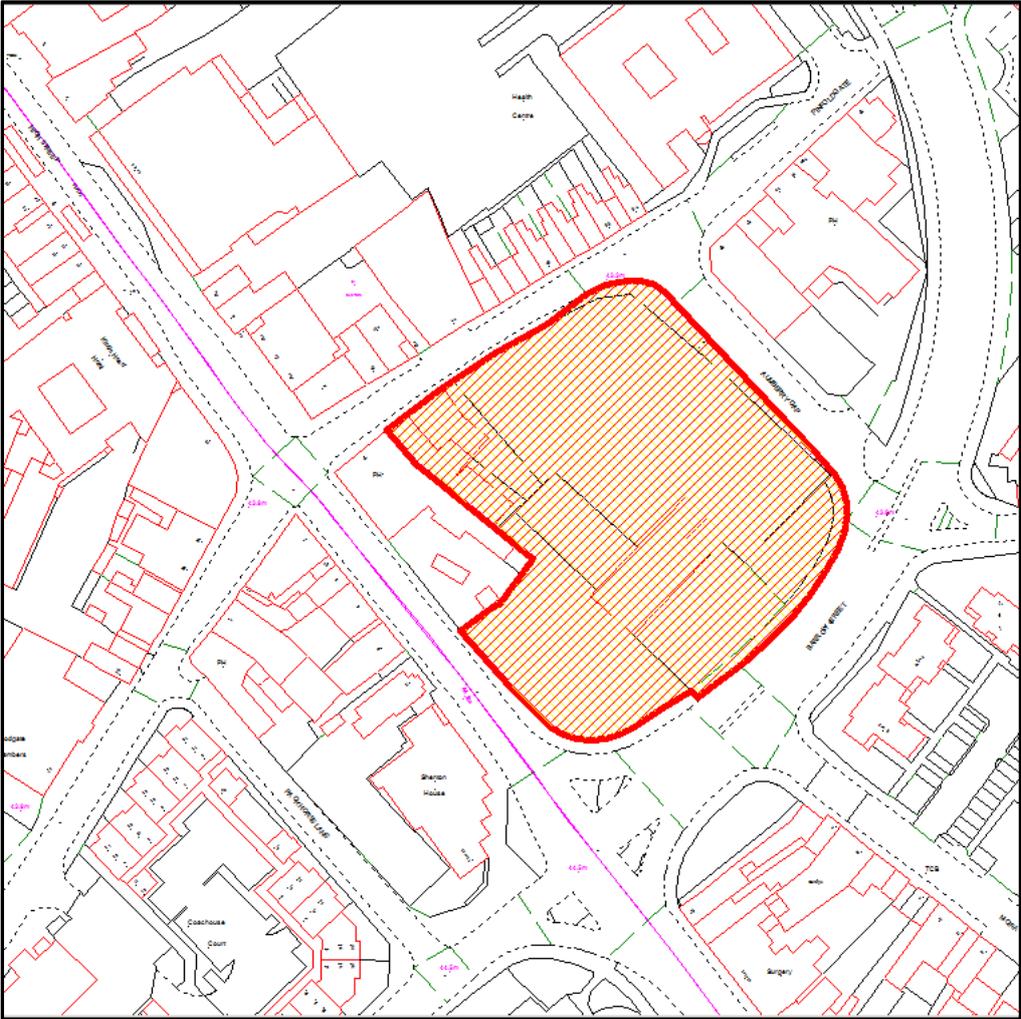
REASON: To ensure that the artwork is visible throughout the year and during night time hours in accordance with policy CS2 and EV/1.

23. Notwithstanding what is shown on the approved documents, the maximum luminance of the light source used as part of the public art shall not exceed 600 cd/m²

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

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, EV/1 and TR/18. 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.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001). All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>



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/21/0170/2	Full	The Old Cinema 69 Cropston Road Anstey Leicestershire LE7 7BP	Erection of ancillary single storey storage building	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2021	Anstey
P/21/0227/2	Householder Prior Notification	154 Andrew Road Anstey Leicestershire LE7 7BB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.7m, with a maximum height of 3.5m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	26-Mar-2021	Anstey
P/20/2300/2	Householder	3 Cawley Field Anstey Leicestershire LE7 7HW	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Anstey
P/20/2314/2	Outline Planning Permission	Land to r/o 31 Staddon Road Anstey Leicestershire LE7 7AY	Proposed erection of single storey dwelling with associated vehicular access and parking (Outline application - all matters reserved).	REF, Permission be refused for the following reasons:	08-Apr-2021	Anstey
P/20/1660/2	Full	High Leys Farm 388 Bradgate Road Newtown Linford Leicestershire LE6 0HA	Application for retrospective consent of a Manege to be used personally and commercially, with restricted use including associated development and land bunding.	GTDCON, Permission be granted subject to the following conditions:	15-Mar-2021	Anstey Forest Bradgate
P/20/2188/2	Full	Barrow Town Cricket Club Nottingham Road Barrow Upon Soar LE12 8JA	Single storey extension to clubhouse building.	GTDCON, Permission be granted subject to the following conditions:	15-Mar-2021	Barrow & Sibley West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1772/2	Full	High Meadow Farm Melton Road Barrow Upon Soar Leicestershire LE12 8HX	Siting of 11no holiday lodges and retention of the access track.	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2021	Barrow & Sileby West
P/20/2156/2	Householder	4 Cherwell Road Barrow Upon Soar LE12 8LF	Erection of single storey extension including demolition of existing single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Barrow & Sileby West
P/20/2286/2	Full	22 South Street Barrow Upon Soar Leicestershire LE12 8LZ	Erection of replacement bus shelter.	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	Barrow & Sileby West
P/20/1393/2	Householder	76 Melton Road Barrow Upon Soar Leicestershire LE12 8NX	Creation of new dropped kerb and extension of existing dropped kerb.	GTDCON, Permission be granted subject to the following conditions:	29-Mar-2021	Barrow & Sileby West
P/20/2190/2	Full	23 & 25 Beveridge Street Barrow Upon Soar LE12 8PL	Conversion of two dwellings to one dwelling and alterations to front fenestration, rendering of front elevation, erection of porch to front and chimney to side.	GTDCON, Permission be granted subject to the following conditions:	01-Apr-2021	Barrow & Sileby West
P/20/2425/2	Householder	67 Woodgate Drive Birstall LE4 3HW	Erection of single storey extension to side/rear of dwelling (Revised scheme P/19/2411/2 refers)	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Birstall Wanlip
P/20/2327/2	Householder	63 Oakfield Avenue Birstall Leicestershire LE4 3DT	Erection of two-storey extension at side and rear, single storey extension at rear, porch at front of house	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Birstall Wanlip
P/21/0285/2	Householder	29 Tempest Road Birstall Leicestershire LE4 3BD	Erection of two storey extension to side and single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0230/2	Householder	43 Oakfield Avenue Birstall LE4 3DT	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2021	Birstall Wanlip
P/20/1974/2	Householder	50 Paget Avenue Birstall Leicestershire LE4 4HX	Construction of single storey extensions to side & rear of existing dwelling (part retrospective).	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Birstall Watermead
P/21/0023/2	Householder	33 Greensward East Goscote Leicestershire LE7 3QW	Two Storey side extension	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	East Goscote Ward
P/21/0032/2	Reserved Matters	Barn Farm Maplewell Road Woodhouse Eaves LE12 8QY	Erection of a replacement dwelling (Reserved matters P/17/1667/2) (Revised scheme P/20/1827/2 refers).	GTDCON, Permission be granted subject to the following conditions:	15-Mar-2021	Forest Bradgate
P/21/0127/2	Full	Land adjacent to Ulverscroft Lane Newtown Linford Leicestershire	Change of use of agricultural land to outdoor equestrian use with construction of manege, retaining walls, and associated stables/store building and formation of access road to Ulverscroft Lane.. (Revised scheme P/20/1267/2 refers)	REF, Permission be refused for the following reasons:	18-Mar-2021	Forest Bradgate
P/20/1909/2	Full	Land off Charley Road Ulverscroft Leicestershire LE12 9XJ	Conversion of agricultural outbuilding to dwelling. and associated works.	REF, Permission be refused for the following reasons:	19-Mar-2021	Forest Bradgate
P/20/2313/2	Reserved Matters	land adj. 12 Windmill Rise Woodhouse Eaves Leicestershire LE12 8SG	Erection of one detached dwelling - reserved matters to outline planning permission P/18/0447/2. (Revised scheme to planning permission reference P/19/1028/2)	REF, Permission be refused for the following reasons:	22-Mar-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1791/2	Householder	56 Brand Hill Woodhouse Eaves LE12 8SS	Two and single storey extensions to side/front of semi-detached dwelling (revised scheme, P/18/1104/2 refers).	GTDCON, Permission be granted subject to the following conditions:	29-Mar-2021	Forest Bradgate
P/20/2235/2	Householder	113 Maplewell Road Woodhouse Eaves LE12 8QY	Proposed single storey extension to rear of house (amended).	GTDCON, Permission be granted subject to the following conditions:	29-Mar-2021	Forest Bradgate
P/20/1951/2	Householder	Nanhill Nanhill Drive Woodhouse Eaves Leicestershire LE12 8TL	Erection of single storey rear extension to rear of house.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Forest Bradgate
P/21/0025/2	Householder	476A Bradgate Road Newtown Linford Leicestershire LE6 0HA	Proposed single storey extension to rear of dwelling together with material and fenestration alterations.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Forest Bradgate
P/21/0108/2	Householder	26 Osterley Close Loughborough Leicestershire LE11 4SP	Proposed two storey extension to side and rear of dwelling.	REF, Permission be refused for the following reasons:	15-Mar-2021	Loughborough Garendon
P/21/0146/2	Advert Consent	Land to the West of Aumberry Gap Loughborough Leicestershire LE11 1BG	The display of four high level internally illuminated fascia signs	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2021	Loughborough Hastings
P/20/2399/2	Householder	78 Tuckers Road Loughborough Leicestershire LE11 2PJ	Proposed first floor extension to side of dwelling (Revised scheme - P/20/1793/2 refers).	REF, Permission be refused for the following reasons:	17-Mar-2021	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0475/2	Householder Prior Notification	4A Boyer Street Loughborough Leicestershire LE11 1DT	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.6m, and height to the eaves of 3m.	PRIREF, The prior approval of the Council is refused	09-Apr-2021	Loughborough Hastings
P/21/0002/2	Householder Prior Notification	7 Monsarrat Way Loughborough Leicestershire LE11 5YS	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.3m, with a maximum height of 3.65m and height to the eaves of 2.425m.	PRIGRA, The prior approval of the Council is granted	17-Mar-2021	Loughborough Hathern & Dishley
P/21/0120/2	Householder	10 Tanners Lane Hathern Leicestershire LE12 5JG	Demolition of single storey wing and erection of replacement single storey extension to side of end-terraced dwelling (revised scheme P/19/1554/2 refers).	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Loughborough Hathern & Dishley
P/21/0078/2	Householder	11 Deighton Way Loughborough Leicestershire LE11 5YF	Erection of single-storey front and rear extensions and two-storey side extension to host dwellinghouse.	REF, Permission be refused for the following reasons:	26-Mar-2021	Loughborough Hathern & Dishley
P/21/0301/2	Householder	146 Braddon Road Loughborough Leicestershire LE11 5YX	Convert existing carport in to a single storey side extension	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2021	Loughborough Hathern & Dishley
P/21/0223/2	Householder	5 Waistrell Drive Loughborough Leicestershire LE11 5ER	two storey rear extension	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2021	Loughborough Hathern & Dishley
P/21/0221/2	Full	Hathern Nursery Whatton Road Hathern Leicestershire LE12 5LX	Placement of 3 storage containers and erection of 2metre high screen fencing with 600mm trellis above (part retrospective)	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2021	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2318/2	Full	19 - 20 Baxter Gate Loughborough Leicestershire	Change of use from ground floor E(g)(i) Offices to E (b) restaurant and ancillary Sui Generis takeaway with new shopfront and installation of extraction flue to rear.	REF, Permission be refused for the following reasons:	15-Mar-2021	Loughborough Lemyngton
P/20/1911/2	Full	Unit 1 Hockey Close Loughborough LE11 5GX	Change of use from a storage area to ancillary office space of the internal mezzanine floor atop the existing offices including erection of enclosed first floor office together with the installation of first floor windows, and external alterations to the host building, including the replacement of existing dock levelers with traditional roller shutter doors, and the infilling of an existing external slope around the existing dock levelers.	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Loughborough Lemyngton
P/20/0182/2	Full	Guidance Court, Navigation Way Loughborough Leicestershire	Erection of 2.4m high perimeter fencing to boundaries. (Revised scheme P/20/1890/2 refers)	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2021	Loughborough Lemyngton
P/21/0348/2	Equipment PD Notification	Unit C 39A Lisle Street Loughborough Leicestershire	Install 1 x 9m wooden pole (7.2m above ground).	MNAAU, The application be agreed without conditions.	24-Mar-2021	Loughborough Lemyngton
P/21/0042/2	Full	49 Cotton Way Loughborough Leicestershire LE11 5FJ	Retention of 3 additional storage containers.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2021	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0061/2	Full	Unit D The Locks Loughborough Leicestershire LE11 5XH	Change of use to online and physical storage, processing and sale of motor vehicles, external alterations to building including external lighting and erection of boundary fencing and gates.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2021	Loughborough Lemyngton
P/21/0128/2	Householder	56 Langdale Avenue Loughborough Leicestershire LE11 3RP	Erection of a brick pillars 2.27m high and timber close-boarded fence 2.025m high to the corner of Langdale Avenue and Martindale Close. (Revised scheme - P/20/1350/2 refers).	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Loughborough Nanpantan
P/21/0172/2	Householder	9 Ralph Close Loughborough Leicestershire LE11 3GG	Installation of balcony roof light to front of detached dwelling. (Revised scheme P/20/1461/2 refers)	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2021	Loughborough Outwoods
P/21/0088/2	Householder	67 Beaumont Road Loughborough Leicestershire LE11 2JA	Erection of single storey side & rear extensions following demolition of outbuildings.	GTDCON, Permission be granted subject to the following conditions:	15-Mar-2021	Loughborough Shelthorpe
P/21/2224/2	Householder	99 Poplar Road Loughborough LE11 2JS	Proposed new dropped kerb and installation of tarmac verge	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2021	Loughborough Shelthorpe
P/21/0018/2	Householder	123 Maple Road South Loughborough Leicestershire LE11 2JW	Single storey front extension and porch extension and the hardstanding of the front garden	GTDCON, Permission be granted subject to the following conditions:	25-Mar-2021	Loughborough Shelthorpe
P/21/0202/2	Full	Grange Park Centre 22 Knox Road Loughborough Leicestershire LE11 2UP	The erection of new community hall and associated parking, landscaping and community garden; Variation of condition 4 of P/19/1480/2 to extend the hours of use in the event of a national, regional or local polling event.	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0208/2	Householder	1 Freesia Close Loughborough Leicestershire LE11 2FD	Erection of single storey extension to rear and side of detached dwelling	REF, Permission be refused for the following reasons:	08-Apr-2021	Loughborough Shelthorpe
P/20/2348/2	Advert Consent	14 Market Place Loughborough LE11 3EA	Display of non-illuminated fascia sign and internally illuminated projecting sign.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Loughborough Southfields
P/20/2254/2	Full	14 Market Place Loughborough LE11 3EA	Alterations to shopfront.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Loughborough Southfields
P/20/2324/2	Full	8 Heathcoat Street Loughborough Leicestershire LE11 3BW	Conversion of dwelling (Class C3) into 2 flats and single storey extension to rear (revised scheme P/20/1434/2)	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Loughborough Southfields
P/20/2211/2	Householder	14 Colgrove Road Loughborough LE11 3NN	Erection of single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	29-Mar-2021	Loughborough Southfields
P/20/0169/2	Full	Westwards Nursery School 8 Burton Street Loughborough LE11 2DT	Formation of door to Gray Street in refurbished outbuilding to nursery school to enable improved access to building.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Loughborough Southfields
P/21/0126/2	Advert Consent	9 Market Street Loughborough Leicestershire LE11 3EP	Retractable cassette awning for bakery. Dark grey colour matching fascia.	GTDCON, Permission be granted subject to the following conditions:	01-Apr-2021	Loughborough Southfields
P/21/0276/2	Householder Prior Notification	24 Byron Street Extension Loughborough Leicestershire LE11 5HE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.7m, with a maximum height of 3.7m, and height to the eaves of 2.36m.	PRINOT, Prior approval from the Council is not required	15-Mar-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0114/2	Householder	134 Derby Road Loughborough Leicestershire LE11 5HL	Single storey front extension	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	Loughborough Storer
P/20/1610/2	Full	Unit A and B Regent Place Retail Park Broad Street Loughborough Leicestershire LE11 5PL	Change of use from retail units to self storage facility with associated office space, Elevational alterations to buildings and also to the roof to accommodate lift shaft.	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2021	Loughborough Storer
P/21/0147/2	Householder	197 Halstead Road Mountsorrel Leicestershire LE12 7HE	Demolish existing conservatory and build new rear single storey extension.	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Mountsorrel
P/21/0465/2	Householder Prior Notification	20 Mallard Road Mountsorrel Leicestershire LE12 7FR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.6m, with a maximum height of 3.43m, and height to the eaves of 2.48m.	PRINOT, Prior approval from the Council is not required	08-Apr-2021	Mountsorrel
P/21/0264/2	Householder Prior Notification	15 Hackness Road Hamilton Lea Leicestershire LE5 1EW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 4m, and height to the eaves of 2.7m.	PRINOT, Prior approval from the Council is not required	15-Mar-2021	Queniborough
P/20/2288/2	Householder	27 Avenue Road Queniborough Leicestershire LE7 3FB	Proposed single storey extension to rear and side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Mar-2021	Queniborough
P/20/2384/2	Conservation Area Consent	18 Main Street Queniborough Leicestershire LE7 3DA	Partial demolition of existing rear extensions to dwelling within a Conservation Area. Retention of part 2m and part 3m wall on boundaries with 12/ 14 and 16 Main Street.	GTDCON, Permission be granted subject to the following conditions:	29-Mar-2021	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1605/2	Outline Planning Permission	Land at Melton Road Queniborough LE7 3FL	Outline application for erection of up to 200 dwellings, all matters reserved except access.	REF, Permission be refused for the following reasons:	30-Mar-2021	Queniborough
P/21/0137/2	Discharge of Conditions	Land at the rear of 15-17 Mere Lane Leicester Queniborough LE7 3DE	Discharge of conditions 2 and 6 of P/20/0394/2 - Erection of dwelling (materials and landscaping scheme).	CONDIS, Conditions discharged - Confirmed	08-Apr-2021	Queniborough
P/20/1954/2	Householder	1A Beacon Avenue Quorn LE12 8EW	Single storey rear extension, alterations, demolition of existing extension.	GTDCON, Permission be granted subject to the following conditions:	15-Mar-2021	Quorn & Mountsorrel Castle
P/21/0613/2	Self Assessment	9 Mill Gardens Loughborough Road Quorn Leicestershire	Shed (Self Assessment form B completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Quorn & Mountsorrel Castle
P/20/1757/2	Householder	175 Station Road Cropston LE7 7HH	Proposed boundary wall/railing and gate to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2021	Rothley & Thurcaston
P/21/0610/2	Self Assessment	39 Rectory Lane Thurcaston Leicestershire LE7 7JR	Removal of wall, replace kitchen window to a door with a small window and insertion of velux window and replacement of conservatory. (Self Assessment form A completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Rothley & Thurcaston
P/21/0134/2	Full	175 Main Street Swithland Leicestershire LE12 8TQ	Erection of two storey side extension and detached garage. (Variation of condition 2 to application P/19/2381/2 to amend plans)	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Rothley & Thurcaston
P/21/0093/2	Householder	11 Babington Road Rothley Leicestershire LE7 7PB	Single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0033/2	Householder	21 Station Road Cropston Leicestershire LE7 7HG	Single storey side and rear extension to incorporate garage, gym and pool house, Alterations to front including relocating entrance with new dropped kerbs and new boundary wall/gates	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Rothley & Thurcaston
P/21/0043/2	Householder	150 Leicester Road Thurcaston Leicestershire LE7 7JJ	Single storey rear extension and detached garage	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Rothley & Thurcaston
P/21/0034/2	Householder	16 Leicester Road Thurcaston Leicestershire LE7 7JG	Erection of a two-storey front, two-storey side, part single part two-storey rear extensions and dormer window extension to rear to the host dwellinghouse.	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Rothley & Thurcaston
P/21/0136/2	CL (Proposed)	57 Station Road Cropston Leicestershire LE7 7HG	Certificate of lawful development (proposed) for a rear dormer and loft conversion.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Mar-2021	Rothley & Thurcaston
P/20/2272/2	Householder	52 Swithland Lane Rothley LE7 7SE	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Rothley & Thurcaston
P/20/2195/2	Full	15 & 15a Cross Green Rothley LE7 7PF	Extension and alterations to shops including installation of pitch roof above shops.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2021	Rothley & Thurcaston
P/21/0232/2	Householder	154 Swithland Lane Rothley Leicestershire LE7 7SF	Erection of two storey extension to side and single storey extension to rear of dwelling plus repositioning of front door, application of render and re-roofing.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2021	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2202/2	Householder	86 Town Green Street Rothley LE7 7NW	Single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2021	Rothley & Thurcaston
P/21/0296/2	Householder Prior Notification	17 Porlock Close Shepshed Leicestershire LE12 9JP	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3m, with a maximum height of 3.2m, and height to the eaves of 2.2m	PRINOT, Prior approval from the Council is not required	16-Mar-2021	Shepshed East
P/20/2217/2	Full	38 Charnwood Road Shepshed LE12 9QF	Change of use of residential institution (use class C2) to assisted living home (use class Sui Generis) including rear extensions and associated parking & landscaping scheme (variation of condition 4 to allow alterations to window fenestrations and internal alterations to create 2 no. additional assisted living units), under section 73 of the Town and Country Planning Act 1990.	GTDCON, Permission be granted subject to the following conditions:	19-Mar-2021	Shepshed East
P/20/1843/2	Full	53 Ashby Road Central Shepshed LE12 9BS	Change of use of Bed and Breakfast (Class C1) to Care Home (Class C2) including alterations to fenestrations, boiler room extension, alterations to access and erection of 1.8m high security fence and gates to front boundary.	GTDCON, Permission be granted subject to the following conditions:	01-Apr-2021	Shepshed East
P/21/0039/2	Householder	19 Northwood Drive Shepshed Leicestershire LE12 9SL	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0332/2	Full	Suite 4, Field House 19 - 23 Field Street Shepshed Leicestershire LE12 9AL	Change of use from office (Use Class E (g)(i)) to tattoo studio (Use class Sui generis)	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2021	Shepshed West
P/21/0009/2	Householder	31 Wattle Close Sileby Leicestershire LE12 7WU	Single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Sileby
P/20/1799/2	Full	20 Butler Way Sileby Leicestershire LE12 7GR	Change of use from residential curtilage (class C3) to mixed use of residential curtilage and personal training facility (classes C3 & F2(c))	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2021	Sileby
P/21/0326/2	Householder	1 Hanover Drive Sileby Leicestershire LE12 7PL	Single Storey extension to rear and ground floor alterations to create open plan lounge, dining and family areas. Loft conversion and extension to create first floor accommodation	REF, Permission be refused for the following reasons:	09-Apr-2021	Sileby
P/21/0125/2	Householder	46 Mostyn Avenue Syston Leicestershire LE7 2ES	Erection of 1.5 storey extension to rear and 2 dormer extensions to front.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Syston East
P/21/0148/2	Householder	18 Goodes Lane Syston Leicestershire LE7 2JJ	Single and two storey rear extension	GTDCON, Permission be granted subject to the following conditions:	22-Mar-2021	Syston East
P/20/2101/2	Householder	23 Coplow Crescent Syston LE7 2JE	Two storey side extension, single storey front and rear extension	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2021	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0141/2	Householder Prior Notification	43 Brookfield Street Syston Leicestershire LE7 2AD	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 2.8m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	07-Apr-2021	Syston East
P/20/1184/2	Full	Land at Fosse Way Syston Leicestershire LE7 1NH	Erection of cafe (Use Class A3) & ancillary gazebo with associated infrastructure, landscaping works and creation of a new vehicular access.	REF, Permission be refused for the following reasons:	24-Mar-2021	Syston West
P/21/0150/2	Householder Prior Notification	28 Clover Way, Syston, Leicester, LE7 2BR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.7m, with a maximum height of 3.9m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	26-Mar-2021	Syston West
P/21/0313/2	Householder	23 Wanlip Road Syston Leicestershire LE7 1PA	Raising of roof to create two storey dwelling, erection of single storey front and rear extensions, erection of 2m high brick a railing wall to front and balcony to the rear (Revised Scheme P/20/1427/2 refers).	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2021	Syston West
P/21/0251/2	Householder	11 Martin Drive Syston Leicestershire LE7 1YA	Replace and reposition 1.8m high fence to front, side and rear of dwelling.	REF, Permission be refused for the following reasons:	09-Apr-2021	Syston West
P/21/0355/2	Agricultural for Prior Approval	Glebe Barn Farm Narrow Lane Wymeswold Leicestershire	Erection of agricultural building to house livestock. (Prior Notification)	NRQ, The submission of details are not required for consideration.	15-Mar-2021	The Wolds
P/21/0607/2	Self Assessment	18 Wymeswold Road, Hoton, Leicestershire, LE12 5SN	Replace roof with pantiles and install velux window (Self Assessment form D completed)	SA, Self Assessment Form Submitted	16-Mar-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2126/2	Householder	15 St Andrews Close Burton On The Wolds LE12 5TJ	Single storey side/front extension	GTDCON, Permission be granted subject to the following conditions:	19-Mar-2021	The Wolds
P/20/2183/2	Full	Holm Croft 65 East Road Wymeswold Leicestershire LE12 6ST	Creation of new access to agricultural land.	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2021	The Wolds
P/20/2404/2	Full	11 Hollytree Close Hoton Leicestershire LE12 5SE	Erection of single storey extensions to front, side and rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2021	The Wolds
P/21/0556/2	Agricultural for Prior Approval	Dungehill Farm Wide Lane Wymeswold LE12 6SE	Erection of agricultural hay storage building (Prior Notifcation)	NRQ, The submission of details are not required for consideration.	08-Apr-2021	The Wolds
P/21/0608/2	Self Assessment	1B Appleby Road Thurmaston Leicestershire LE4 8BQ	Removal of conservatory. and single storey extension (Self Assessment form A completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Thurmaston
P/20/1287/2	Full	103 Colby Road Thurmaston Leicestershire LE4 8LG	Retrospective application for single storey side extension to dwelling and change of use of garage to office (use class B1a), and proposed extension to side & rear of garage.	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Thurmaston
P/21/0201/2	Householder	1 Campbell Avenue Thurmaston Leicestershire LE4 8HD	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0283/2	Householder Prior Notification	919 Melton Road Thurmaston Leicestershire LE4 8EF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.7m, and height to the eaves of 2.82m.	PRINOT, Prior approval from the Council is not required	08-Apr-2021	Thurmaston
P/21/0612/2	Self Assessment	18 Main Street Cossington Leicestershire LE7 4UU	Flue pipe for log burner to external roof elevations (Self Assessment form E completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Wreake Villages
P/21/0611/2	Self Assessment	18 Main Street Cossington Leicestershire LE7 4UU	Rear extension (Self Assessment form A completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Wreake Villages
P/21/0609/2	Self Assessment	1 Back Lane Thrussington Leicestershire LE7 4TD	Dropped kerb (Self Assessment form F completed)	SA, Self Assessment Form Submitted	16-Mar-2021	Wreake Villages
P/21/0882/2	Full	North Lodge Farm Thrussington Road Ratcliffe On The Wreake Leicestershire LE7 4SQ	Change of use of land to provide a Riding School, including alterations and extensions to an existing stable block outbuilding, the erection of a storage outbuilding, the creation of an outdoor equestrian menage and storage area, and the creation of a vehicle parking area.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2021	Wreake Villages
P/21/0065/2	Householder	20 Westfield Close Rearsby Leicestershire LE7 4ZA	Erection of single storey extension with part balcony over to rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	18-Mar-2021	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2374/2	Full	Seagrave Village Primary School Green Lane Seagrave Leicestershire LE12 7LU	Replacement play area and equipment to rear of school.	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2021	Wreake Villages
P/21/0079/2	Change of Use Prior Notification	Former Heliport Building Land at Main Street Ratcliffe On The Wreake Leicestershire	Change of use of agricultural building to dwelling house (class C3) (Prior Notification)	PRIREF, The prior approval of the Council is refused	24-Mar-2021	Wreake Villages
P/20/1964/2	Householder	18 Grange Avenue Rearsby LE7 4FY	PROPOSED SINGLE STOREY REAR EXTENSION AND ALTERATIONS	GTDCON, Permission be granted subject to the following conditions:	01-Apr-2021	Wreake Villages