



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Gerrard, Grimley, Hamilton, Lowe, Ranson, Savage and Tillotson
(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 Victoria Room - Town Hall on Thursday, 26th August 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

18th August 2021

AGENDA

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

The Committee is asked to confirm as a correct record the minutes of the meeting held on 15th July 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 66

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

67 - 94

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

PLANS COMMITTEE 15TH JULY 2021

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Campsall, Capleton, Charles, Forrest,
Gerrard, Grimley, Ranson, Savage and Miah

Head of Planning and Regeneration
Principal Planning Officer (LM)
Principal Planning Officer (MP)
Senior Planning Officer (JE)
Locum Solicitor
Democratic Services Manager (KW)
Democratic Services Officer (EB)

APOLOGIES: Councillor Hamilton, Lowe and Tillotson

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

11. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 17th June 2021 were confirmed as a correct record and signed.

12. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

13. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Miah – he was a County Councillor.
- (ii) by Councillor Fryer – she was a County Councillor.
- (iii) by Councillor Grimley – he was a County Councillor.

14. 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/20/2427/2 and P/20/2088/2 were also submitted (also filed with these minutes).

Vice-Chair Councillor Bentley chaired the consideration of application P/20/2088/2.

The Committee was advised that there had been a late request to speak in respect of application P/20/2088/2 by Councillor Robin Popley on behalf of Shepshed Town Council. The Committee was asked if they were happy to let Councillor Popley speak on behalf of the item and there were no objections to allowing Councillor Popley 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) Mr Christopher Isherwood (objector), Mr Tom Armfield (agent) and Councillor Tom Simpson (on behalf of Wymeswold Parish Council) in respect of application P/20/2427/2;
- (ii) Ms Louise Ward (applicant) in respect of application P/20/0515/2;
- (iii) Mr Bruce Roberts (objector), Mr Tim Coleby (agent) and Councillor Robin Popley (on behalf of Shepshed Town Council) in respect of application P/20/2088/2.

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 Jenny Bokor in respect of application P/20/2427/2;
- (ii) Councillor Christine Radford in respect of application P/20/2088/2;

RESOLVED

1. that, in respect of application P/20/2427/2 (Rainier Developments Ltd, & Michael Smith, Elizabeth Lilwall, Richard Smith. (Land South of East Road Wymeswold), a Section 106 agreement be entered into as set out in the report of the Head of Planning and Regeneration, following which planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, with the amendments set out in the extras report of the Head of Planning and Regeneration;
2. that, in respect of application P/20/0515/2 (Persimmon Homes North Midlands. Land at West of Loughborough, 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;
3. that, in respect of application P/20/2088/2 (Barwood Development Securities Ltd and Roythornes Trustees Ltd. Land off Ashby Road West, Shepshed), a Section 106 agreement be entered into as set out in the report of the Head of Planning and Regeneration, following which planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, with the amendments set out in the extras report of the Head of Planning and Regeneration.

15. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

NOTES:

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

Charnwood Borough Council

Plans Committee – 26 August 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/20/2383/2	Gladman Developments Ltd Land off Melton Road East Goscote Leicestershire Outline planning application for the erection of up to 270 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Melton Road. All matters reserved except for means of access.	Grant Conditionally	7
2	P/20/2368/2	Mr Commons 24 Loughborough Road Shepshed Leicestershire LE12 9DN Demolition of an existing storage building; and the erection of a new building comprising 2 units to be used for either light industry or research and development (Use Class E(g) (ii) and (iii)) or for storage and distribution (Use Class B8).	Grant Conditionally	43
3	P/21/1049/2	A Buttlings 21 Hazel Road Loughborough LE11 2JQ Erection of single storey extension to front and rear, annex to rear of bungalow	Grant Conditionally	57

Item No. 1

Application Reference Number P/20/2383/2

Application Type:	Outline	Date Valid:	15/2/2021
Applicant:	Gladman Developments Ltd		
Proposal:	Outline planning application for the erection of up to 270 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Melton Road. All matters reserved except for means of access		
Location:	Land off Melton Road East Goscote Leicestershire		
Parish:	East Goscote	Ward:	East Goscote
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it relates to a major housing development, outside current limits to development and is considered a departure from the development plan and is recommended for approval. The application has also been called in by Ward Cllr Needham for the following reasons:

- The development would have a detrimental impact on character and appearance of the village
- Additional traffic would have adverse impact on road safety
- Adverse impact on local services
- The application is identical to that which was refused and dismissed at appeal in 2019

Description of the Application Site

The site is situated on the eastern edge of East Goscote, on the Western side of the A607 and Melton Road, is approximately 17.33 ha in size. The site is currently used for agricultural purposes. The site comprises part of an arable field, a grazing field and a small field parcel adjacent to Melton Road which was safeguarded for ecological mitigation as part of the adjacent Rearsby Roses development. The western edge of the site is bound by modern residential development, including the Rearsby Roses scheme and land to the north of the site is arable farmland.

The site is partially located within an area of local separation between Rearsby and East Goscote. There are no other specific landscape designations for the site. The site is located within the Wreake Valley Landscape Character Area.

Description of the Proposal

This outline planning application seeks permission for the erection of up to 270 dwellings, with all matters reserved other than the access onto Melton Road. It is proposed that the access would be taken from a new roundabout on Melton Road which would also serve Broome Lane on the other side of Melton Road.

The proposed density of the residential areas would be an average of 34 dwellings per hectare, with 30% affordable housing proposed. The submitted Development Framework Plan shows how a road layout could provide a primary road around the site, with areas for housing, open space, structural landscaping and drainage infrastructure.

The plans show the retention of the existing boundary treatments and hedgerows within the site other than where the access road would break through the existing hedgerows. Areas of natural open space would be concentrated to the northern areas of the site to preserve the function of the area of local separation between the proposed the development and the settlement of Rearsby.

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 East Goscote 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 CS11 Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

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

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

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

Policy CS17 Sustainable Travel – Seeks to increase sustainable travel patterns and ensure major development is aligned with this.

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

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

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

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

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

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

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

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

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

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

Other material considerations

The National Planning Policy Framework (NPPF 2021)

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 75). 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 62).

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 113). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 105). 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 106). 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 111).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality, beautiful, sustainable and inclusive design should be planned for positively (paragraph 126).

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 153). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 157) and renewable and low carbon energy development should be maximised (paragraph 158).

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. The guidance 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.

National Design Guide

This is a document created by government which seeks to inspire higher standards of design quality in all new development.

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

This Act provides special controls over developments to or effecting Listed Buildings or Conservation Areas.

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

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

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

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

Design Supplementary Planning Document (January 2020)

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

Leicestershire Highways Design Guide

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to

walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

Landscape Character Appraisal

The Borough of Charnwood Landscape Character Assessment was prepared in July 2012. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource. The document 'provides a structured evaluation of the landscape of the borough including a landscape strategy with guidelines for the protection, conservation and enhancement of the character of the landscape, which will inform development management decisions and development of plans for the future of the Borough'.

Technical Housing Space Standards (2015)

Seeks to encourage minimum space standards for housing. This document has not been adopted for the purposes of Development Management at Charnwood Borough Council, it is however a material consideration.

Conservation of Habitat and Species Regulations 2010 (as amended)

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

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.

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

As the application proposals are for urban development on a site of more than 0.5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. Such projects only require an EIA if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Given the nature of the application proposals, it is not considered that the application would constitute EIA development.

The Draft Charnwood Local Plan 2021-37

The Draft Charnwood Local Plan is at an early stage in its preparation and underwent a six-week pre-submission consultation period that ran from Monday July 12 until Monday August 23, 2021. This document carries only very limited weight at this time, however, the site has been proposed as a residential allocation of 223 homes under policy DS3 (HA60).

Consultation Responses

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

Consultee	Response
Leicestershire Lead Local Flood Authority - LCC	Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable. A number of conditions are recommended to be attached to any grant of planning permission. Confirms that the site is within Flood Zone 1.
Housing Strategy & Support CBC	Seeks 30% (81 Homes) affordable housing on the site at an appropriate mix and with 77% for affordable rent and/or social rent and 23% shared ownership.
Leicestershire County Council – Highways	<p>Does not object to the proposal in principle subject to a number of conditions to provide the following:</p> <ul style="list-style-type: none">• Provision of the access arrangements• A construction traffic management plan• Provision and maintenance of pedestrian visibility splays• Submission and approval of Travel Plan <p>The following contributions are also sought:</p> <ul style="list-style-type: none">• Raised kerb provision at the nearest northbound bus stop on Melton Road at a cost of £4,000• A Travel Plan monitoring fee of £6,000• Travel pack for the first occupation of each new dwelling• Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Leicestershire County Council - Education	<ul style="list-style-type: none">• Confirms that there are no early years childcare provisions within 1 mile of the site radius. Seeks a contribution of £204,415.65 to fund provision of additional early years places required to meet needs of the development.• Confirms that Broomfield Primary School has a net capacity of 226 and 272 pupils are projected

	<p>on the roll should this development proceed; a deficit of 46 pupil places. The overall deficit including all schools within a two mile walking distance of the development is 36 pupil places. The 81 pupil places generated by this development can therefore be partly accommodated at nearby schools but a claim for an education contribution of 36 pupil places (£525,312.00) in the primary sector is justified.</p> <ul style="list-style-type: none"> • Confirms that Wreake Valley Academy has a net capacity of 1,482 and 1,054 pupils are projected on roll should this development proceed; a surplus of 428 places after taking into account the 54 pupils generated by this development. No request for the secondary is justified. • Confirms that all Special Schools in Leicestershire are full, and have a deficit of available spaces, and are forecast to remain so. The Council therefore seeks developer contributions towards the cost of expanding Special school provision for developments of 100 dwellings or more. The closest school to this development is the Birch Wood (Melton Area Special School). The school currently has capacity for 187 pupils and 221 pupils are projected on roll should this development proceed, a deficit of 34 pupil places. The County Council requests a total contribution for the special school sector (primary and secondary) of £152,410.77
Leicestershire County Council - Libraries	Seeks a £8,150 contribution towards the enhancement of East Goscote Library.
Leicestershire County Council - Waste Management	The County Council's Waste Management Team considers the proposed development is of a scale, type and size which would not be able to be accommodated at the existing waste facility in Mountsorrel. As such a developer contribution of £13,951.00 is required.
Environment Agency	Raises no objection subject to conditions. Advises that an Environmental permit may be required for the development. Suggests that a ground contamination remediation strategy and verification report be submitted and approved prior to the development being occupied.
CBC Environmental Health	Raises no objection subject to conditions that require noise mitigation measures to be approved as part of the detailed design of the dwellings. Recommends that

	<p>further contaminated land survey work be undertaken and if necessary, remediation and verification. Conditions are recommended to control dust and approval of a construction method statement.</p>
East Goscote Parish Council	<p>Strongly oppose the application on the following grounds:</p> <ul style="list-style-type: none"> • The proposal would increase the size of the village by 25% and represents disproportionate growth at one location for all “other settlements” • The land is contaminated by war time waste disposal • The site is adjacent to a major hazard pipeline. • Unsustainable development • Lack of infrastructure capacity and additional pressure on local services • Erosion of area of local separation • Access to the site restricted for HGVs
Rearsby Parish Council	<p>Objects to the application for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the area of local separation and coalescence of the two villages • Importance of remaining ALS identified in draft Rearsby Neighbourhood Plan • The land is contaminated • Poor transport sustainability • Amount of development in the local area is unsustainable and unneeded
Queniborough Parish Council	<p>Objects to the application for the following reasons:</p> <ul style="list-style-type: none"> • Contrary to policy CS1 of the Core Strategy as the village is an ‘other settlement’ and only required to provide small amounts of infill development • Lack of capacity in the highway network • Impact on the area of local separation and coalescence of the two villages • Impact on local services and infrastructure • Increased risk of flooding
Campaign for the Protection of Rural England	<p>Objects to the proposal on the grounds that it is unsustainable development in the countryside, outside of the settlement boundary, is not allocated within any draft or made local plan. The development would lead to increased car use due to its location and access to facilities/services/public transport. The development does not meet local housing needs. Loss of agricultural land and potential for increased flooding.</p>

Charnwood Open Spaces	<p>Seeks the following contributions:</p> <ul style="list-style-type: none"> • An on-site multi-function green space (minimum 0.21ha) • An on-site natural and semi open space (minimum 1.3ha) • An on-site amenity green space (minimum 0.30ha) • An on-site LEAP facility • On-site provision for young people • 1.68ha on-site provision or a £88,829.00 contribution towards off-site outdoor sports facilities • 0.21ha on-site provision or a £30,489.00 contribution towards off-site provision or enhancement of allotment facilities in East Goscote • An indoor sports contribution to consist of £122,630.00 towards swimming pool facilities, £118,490.00.00 towards indoor court facilities and £17,495.00 towards indoor bowls rink facilities
NHS CCG	Seeks a contribution of £75,036.45 towards the provision and enhancement of facilities at Jubilee Medical Practice and The County Practice.
Leicestershire Police	Raises no objection. Makes design suggestions to limit opportunities for crime.
Cadent Pipeline	Raises no objection. It is requested that the applicant is advised by informative that Cadent own and operate a High-Pressure Gas Pipeline within the potential area of works, the gas pipeline has a legal easement of 12m which would prevent any works of any kind being carried out without written permission.
Health and Safety Executive	Does not advise, on safety grounds, against the granting of planning permission
Edward Argar MP	<p>Reiterates concerns raised by residents;</p> <ul style="list-style-type: none"> • Scale of the proposed development is out of character with the village • Loss of area of local separation and landscape/visual harm • Potential for increased flood risk through loss of green field land • Adverse impact on local services and highway infrastructure • Loss of residential amenity to immediate

	<p>neighbours and wider area</p> <ul style="list-style-type: none"> • Impact on wildlife • The application is identical to that which was refused previously and urges the committee to refuse the application
Cllr Needham	<p>Requests that the application be referred to Plans Committee for the following reasons:</p> <ul style="list-style-type: none"> • Development would have a detrimental impact on character and appearance of the village • Additional traffic would have adverse impact on road safety • Adverse impact on local services • The application is identical to that which was refused and dismissed at appeal in 2019
Cllr Gerrard	<p>Objects to the application in capacity as a Parish Council member for the following reasons;</p> <ul style="list-style-type: none"> • The land is completely flat, which is very unusual for this part of the County • The Area of Separation is already very minimal, it will link up with other villages in the immediate area. • Lack of doctors surgeries • Lack of school places • Believes that the site is within the flood zone
Cllr Poland as County Councillor	<p>Objects to the application in capacity as a County Councillor for the following reasons;</p> <ul style="list-style-type: none"> • Scale of development too large and out of character with the village • Harm and loss to area of local separation • Unsustainable development due to lack of services and facilities within the village • Additional pressure of local services

Other Comments Received

176 letters of objection have been received from local residents. Objections raised are summarised as follows:

- The development is in an unsustainable location
- The adverse landscape impact
- Highway safety
- Traffic congestion
- Pressure on existing infrastructure and services
- Scale and design
- Loss of a greenfield site/agricultural land

- Impact on ecology
- Loss of trees
- There is no need for extra housing in the village
- Impact on the countryside
- Flooding/drainage
- Loss of privacy
- Lack of services and facilities in the village to accommodate the new residents
- Lack of employment opportunities for the new residents
- There is no proven need for affordable housing
- Contaminated land and risk to public health/safety
- Underground pipeline danger to public safety

Relevant Planning History

P/18/0709/2 – Outline planning application for the erection of up to 270 dwellings with public open space/community park, landscaping and sustainable drainage system (SuDS) and vehicular access point from Melton Road. All matters reserved except for means of access.

This application was refused by the Local Planning Authority under delegated powers and was the subject of a subsequent appeal that was heard by way of a Public Inquiry in June 2019 (Planning Inspectorate reference APP/X2410/W/18/3214382). The Appeal was dismissed. It is relevant to note this was based solely on the principle of development and the planning circumstances and material considerations that prevailed at the time.

P/18/2123/2 - Outline planning application for the erection of up to 270 dwellings with public open space/community park, landscaping and sustainable drainage system (SuDS) and vehicular access point from Melton Road. All matters reserved except for means of access. This application was an identical resubmission of the application above submitted alongside the appeal which was refused for the same reasons.

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. It is acknowledged that several of these plans are over 5 years old; therefore, it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of those policies which relate to the supply of housing, the relevant policies listed above are

up to date and compliant with national advice. Accordingly, there is no reason to reduce the weight given to them.

As the Core strategy is now five years old the Authority must use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (3.34 years), and as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight.

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

Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are set out in footnote 6 and are generally nationally designated areas such as SSSI's although Local Green Space and areas of archaeological interest demonstrably equivalent to ancient monuments can be included. In this case although the greenfield site is outside of the defined limits to development and within the open countryside it does not benefit from any designations to qualify as an area or asset of particular importance as set out in footnote 6. For these reasons it is not considered by officers that in this instance paragraph 11d i) would apply

The main issues are considered to be:

- The Principle of Development
- Housing Mix
- Landscape and Visual Impact
- Design and Layout
- Open Space
- Impact on residential amenity
- Highway Matters
- Flooding and drainage
- Ecology and Biodiversity
- Contaminated Land and Public Safety
- S106 Contributions

The Principle of the Development

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

access to higher order settlements and employment.

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

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

Within this assessment, it should be recognised the proposal would result in the provision of 270 new houses at a time when the Local Planning Authority cannot demonstrate a five-year supply of housing land. Weighed against this benefit would be the conflict with the above policies which can be considered as an adverse impact. However given the 5 year supply position of the Borough Council and the age of policies CS1, CT/1, CT/2 and ST/2, the weight that can be ascribed to them would be reduced. Accordingly although there is some harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, and ST/2, which seeks to direct growth away from smaller settlements. This weighs against the proposal, however it is not considered this would significantly and demonstrably outweigh the benefits, insofar as the principle of development is concerned. Accordingly, the proposal is considered to be acceptable in principle. The conflict with the Development Plan can however be considered within the overall planning balance for the proposal.

The Draft Charnwood Local Plan is at an early stage in its preparation and underwent a six-week pre-submission consultation period that ran from Monday July 12 until Monday August 23, 2021. This document carries only very limited weight at this time, however, the site has been proposed as a residential allocation of 223 homes under policy DS3 (HA60). Whilst not a decisive factor, it is a material consideration in the determination of the planning application, that the Council has considered the site as a suitable location for housing growth.

Housing Mix

Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 30% of the 270 units should be affordable. The Housing Supplementary Planning Document provides further guidance in support of this relating to how these units should be provided.

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

The proposal is in outline form and includes an undertaking to provide 81 affordable homes (30%). The size, type, tenure and design of these are not currently known

although it is anticipated that much of this detail would be established by later reserved matters. It would, however, be important to set down parameters relating to, for example, the size of units, and it is suggested that this could be controlled and secured by a condition for both Market and Affordable housing. The tenure for affordable housing can be secured through the s.106 agreement.

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

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

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

With regards to housing mix, it is considered that a proposal which complies with policy CS3 could be achieved. The provision of 81 affordable units is also a significant benefit of the scheme which should be given weight within the planning balance.

Landscape and Visual Impact

Policies CS2 and EV/1 seeks to require high quality design where people would wish to live through design that responds positively to its context. Policies CS11 and CT/2 seek to protect landscape character and countryside. These policies generally accord with the NPPF and do not directly frustrate the delivery of housing. As a result, it is not considered that there is a need to reduce the weight given to these policies.

There are no specific landscape designations for the site other than being within the East Goscote and Rearsby Area of Local Separation (ALS) as defined by saved local plan policy CT/4. This policy seeks to keep Areas of Local Separation substantially free of development. Development in these areas will only be permitted where the predominantly open and undeveloped character of the area is retained and the already narrow gap between settlements is not reduced. The site is located within The Wreake Valley Landscape Character Area, an area noted for its flat bottomed river valley with gently sloping sides. It is an area of mixed arable and pasture farming with areas to the east of Broome Lane, East Goscote being rural in character. The area has low woodland cover. The strength of the landscape

character is of moderate quality, and the landscape condition is moderate with a moderate sensitivity to change. The guidelines are to generally conserve and enhance the rural character of the area and maintain views across the valley.

The site lies in open country outside of the settlement limits. Its characteristic as a flat open field is consistent with the Character of the Wreake Valley landscape area. The site is partially screened from the existing built form to the west and south. The site is more visible from the north and from the A607 to the east, albeit views broken with some mature trees and hedgerow cover.

It is necessary to consider whether the development would be harmful to the overall purpose, integrity or character of the ALS. The indicative development framework plan shows the proposed access road and green infrastructure within the ALS. The 8 hectares of housing development would be located between the existing housing to the west and the A607, outside of the ALS.

At the narrowest point approximately 240 metres of open countryside separates East Goscote from Rearsby. Broome Lane, on the western side of Melton Road defines the northern edge of East Goscote. The application proposes a new roundabout and the access into the development site would extend no further north than Broome Lane. It would extend development on the eastern side of Melton road approximately 40 metres closer to Rearsby, reducing the gap at this point to about 200 metres. However, because it would align with Broome Lane, the overall width of the gap between the villages would not be reduced.

Permission for the Rearsby Roses development was granted on appeal (P/12/1709/2) on the basis that this retained gap would be kept open and undeveloped. The Inspector concluded that the gap would be sufficiently wide to prevent any demonstrable merging of the two villages. In the determination of the 2019 appeal for the previously refused application, the Inspector concluded in this case that adequate separation between settlements would be retained by the proposal.

Whilst there would be some significant changes to the immediate appearance of the landscape through the construction of the formalised access road through the hedgerow that fronts Melton Road,, and development of housing on an area of somewhat open undeveloped pasture, these effects overall would be relatively localised and of limited overall landscape impact. This could be mitigated with additional planting to be secured as part of the reserved matters application.

It is concluded that the overall long term impact on the landscape character of The Wreake Valley would not be so significant as to change the overall character of the area or fail to comply with the guidelines of the landscape character appraisal. Furthermore, having regard for the distribution of the built and open areas shown on the submitted development framework plan, it is not considered that the proposal would significantly reduce the perceptible gap between East Goscote and Rearsby. The proposal is therefore concluded to comply with policies CS11 and CT/4.

Whilst it should be acknowledged that there would be some limited landscape impacts at the site level, it is considered that the visual impact of the development

from the public areas identified could be mitigated following careful consideration of design at the reserved matters stage if outline consent were to be granted. It is therefore considered that a scheme could be designed which accords with policies CS2, EV/1 and CT/2 in this regard.

Design and Layout

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

As this proposal is in outline, approval of the design and layout is not currently sought. However, a Development Framework Plan has been submitted which shows how the site could be developed and design principles are also set out within the Design and Access Statement.

If the application were to be considered acceptable, a planning condition securing specific design details could be attached to secure compliance with the design aspirations of the relevant policies and the NPPF (2021). Accordingly, it is considered a proposal that complied with Policies CS2 and EV/1 of the Development Plan and national guidance in terms of design could be achieved for the site.

Open Space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. This policy generally accords with the NPPF and does not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to the policy.

The indicative plan and the Design and Access Statement suggest that within the site there will be areas green space incorporating amenity open space, play space and provision for older children. There is, however, no provision for older sports or allotments. Given the size of the site it is unlikely that these typologies could all be provided for within the site but a commuted sum to improve facilities elsewhere within the area could be secured.

Overall, it is considered that the development would provide good quality open space proportionate to its size and that shortfalls in open space provision could be mitigated against through appropriate contributions. Accordingly, the proposal is considered to comply with policy CS15 of the Development Plan.

Impact on 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 to ensure an adequate level of amenity.

Objections have been received with concerns raised over the potential loss of

privacy and amenity from the development.

The development would be visible from the existing housing occupiers to the west of the site. However, it is concluded that whilst these residents would see the proposed development there are no specific concerns that the development has to take account of these to protect residential amenity. It will however be necessary at reserved matters stage to ensure that there would be no significant overbearing impact or overlooking from the new dwellings to existing dwellings adjacent to the site. Any future developer of the site will need to design the layout, scale and appearance of the reserved matters having regard for the separation distances contained within the Design SPD (2020). It will also be necessary to ensure the position of any LEAP or NEAP play areas are sufficiently distant from existing and proposed dwellings to prevent undue noise disturbance. The potential for noise and disturbance to the existing dwellings as a result of the new roads within the development is also a consideration. However it is considered that the site can be suitably designed at the reserved matters stage to ensure no such loss of existing amenity occurs.

The amenities of the future occupiers of the development would be a consideration in the assessment of a future reserved matters application for the development if outline permission was granted. Whilst only indicative plans are submitted at this stage, it is considered that a suitably designed scheme could be provided which complied with the provisions of the Development Plan in this regard. The Environmental Protection Officer has recommended planning conditions that require noise mitigation measures to be approved as part of the detailed design of the dwellings due to the site's proximity to the A607.

The proposal could, therefore, following careful design, comply with the provisions of policies CS2 and EV/1 along with the guidance set out in the Design and Housing SPD's to protect residential amenity.

Highway Matters

Policies CS2 and CS18 of the Core Strategy and TR/18 of the Local Plan seeks to ensure safe access is provided to new development and policy CS17 is concerned with encouraging sustainable transport patterns. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them

Paragraph 112 of the NPPF seeks to promote sustainable travel choices. Paragraph 111 of the NPPF seeks to ensure new development does not result in an unacceptable impact on highway safety, or a severe residual cumulative impact on the road network.

A large number of the objection letters have been received with reference to highway safety and congestion as a concern.

The Highway Authority has assessed the Transport Assessment and proposed Access plan submitted in support of the application. Their views are set out below;

Site Access

The proposed four arm roundabout will replace the existing priority junction between Melton Road and Broome Lane. Melton Road and Broome Lane are both C classified roads with a 7.5 tonne weight restrictions and a speed limit of 30mph in the vicinity of the proposed development. The site also shares a boundary with A607 Rearsby bypass, which is subject to the national speed limit (60mph). However, no access is proposed from the A607.

The results of a speed survey undertaken in 2018, set out in the Transport Assessment report, show speeds of 39.3mph and 42.1mph on Melton Road northbound and southbound respectively in the vicinity of the site. Whilst these are in excess of the speed limit, the proposed roundabout may have a positive effect on speed reduction in the vicinity. It can also be noted that the Highway Authority has installed vehicle actuated signs (VAS) in the vicinity since the speed surveys were undertaken to reinforce the 30mph speed limit. The Highway Authority has reviewed Personal Injury Collision (PIC) data for the period between October 2012 and October 2020 and considers that it is unlikely that the proposed development would exacerbate any existing road safety issues.

The Highway Authority has reviewed the proposed site access roundabout against the design standards set out in CC116 'Geometric Design Roundabouts' from the Design Manual for Roads and Bridges. Whilst there is insufficient detail at this stage to provide a comprehensive response to the design of the proposed roundabout, the outline principle of the design is acceptable. The site access is proposed to be a width of 6.75m on the approach to the roundabout, which exceeds the required carriageway width of 5.5m for a residential access road which is set out in the Leicestershire Highway Design Guide (LHDG). However, this is acceptable in this case given it will be possible to narrow it down to a width of 5.5m as it proceeds further into the site when a future Reserved Matters planning application is submitted for the site layout. Due to the width of the access and as the internal layout is likely to include a loop road, the need for a secondary emergency access is not required in this instance. The Highway Authority has confirmed that the site access is suitable for larger vehicles such as refuse vehicles.

Concerns have been raised by local residents that the surrounding roads are restricted by a 7.5 tonne weight limit and therefore will not be accessible for larger construction delivery vehicles that will be required during the construction phase. However, it is considered this would not amount to a reason to refuse the planning application and it will be for the developer to consider how they can access the site for construction purposes having regard for the weight restrictions and their duty under The Construction (Design and Management) Regulations 2015 and the Highway Code.

Junction Capacity and Trip Generation

The capacity of the site access junction has been undertaken using the AM and PM peak hour assessment flows. A maximum traffic count is identified for the use and suggests a maximum increase of 146 two-way vehicle movements during the

morning and evening peak. It is not considered that the proposed development would give rise to capacity issues on the surrounding highway network. The local highway authority raises no objection to the submitted assessment and considers the site access and surrounding junctions can operate without significant queuing or delay. The Highway Authority is content that the development would not have a significant traffic impact on the local highway network.

Internal Layout

As the access to the site is the only matter to be determined in detail at this stage, the submitted indicative site layout and internal layout including parking provision, are not for consideration at this time. However, the local highway authority advises that the proposals are required to be designed in accordance with the prevailing Leicestershire Highways Design Guide and local parking standards. It is considered that this can be secured through a future reserved matters application.

Sustainability

The site is located in excess of 650m from the village centre and associated amenities such as schools, the post office and local shops. However, there are good footway and cycle links both to the village centre and to the surrounding area. The development proposal includes the provision of a shared use foot/cycle way connecting the site to the existing pedestrian/cycle infrastructure on Melton Road. There are both northbound and southbound bus stops within approximately 75m of the site access and the southbound stop has recently been upgraded by way of raised kerbs and shelters. These stops are served by frequent services operating between Melton Mowbray and Leicester. The Highway Authority would require the northbound bus stop to be improved by the addition of a raised kerb in connection with the planning application.

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

Flooding and Drainage

Policy CS16 of the Core Strategy seeks to ensure that new development is not at risk of flooding and that it does not cause flood risk elsewhere. This policy generally accords with the NPPF and does not frustrate the supply of housing. It is therefore not considered there is a need to reduce the weight afforded to this policy.

The site itself is not subject to fluvial flooding being located within zone 1 of the flood zone as identified by the Environment Agency flood maps. The Environment Agency has not raised specific objections to the proposal. In relation to this proposal, the

main issue is whether development at this site would exacerbate any current flooding situation and cause additional concerns regarding the control of run-off water.

The submitted Flood Risk Assessment concludes that the site will not be at risk of flooding from either flows generated on site or from overland flows from off site. The Leicestershire Lead Local Flood Authority has assessed the submitted information and considers that the scheme in principle is acceptable at this outline stage, subject to the imposition of appropriate planning conditions to further define the components of the Sustainable Drainage Scheme at the Reserved Matters stage. It is concluded therefore that, in principle, the proposed development can be accommodated on the site without causing or exacerbating flooding to other properties subject to the imposition of appropriate conditions requiring further details. The proposal is therefore concluded to be compliant with policy CS16 of the Core Strategy and the Framework.

Ecology and Biodiversity

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. The application is supported by an Ecological Appraisal.

The Borough Council's Senior Ecologist has confirmed that the proposal's effects on biodiversity could be satisfactorily addressed by detailed measures secured by approval of planning conditions and approved as part of the detailed reserved matters application. In the light of the submitted Ecological Appraisal which shows a potential net gain for biodiversity on the site, there is no objection to the application. This is consistent with the conclusions of the inspector in the determination of the previously dismissed appeal. It is recommended that a mechanism be included within the Section 106 agreement that requires the reserved matters scheme to be BIA tested using an appropriate metric which can secure an off-site mitigation contribution in the unlikely event that the scheme does not protect against a net loss of biodiversity.

Overall, it is considered that a carefully considered reserved matters application could result in a development which can ensure there is not a biodiversity net loss. Policy CS13 supports development which protects biodiversity or enhances, restores or creates biodiversity, and which does not harm ecological networks. It is concluded that the proposal could be made acceptable with regards to biodiversity at the reserved matters stage and secured via the S106 agreement, in compliance with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy.

Contaminated Land and Public Safety

Objections have been received from local residents and the Parish Council raising concerns that the site has been used historically for disposal of potentially hazardous material. Concerns have also been raised that the development will be situated above the route of a gas pipeline.

The application has been supported by the submission of a ground investigation report. The Council's Environmental Protection Team have been consulted in

connection with the proposal and has suggested planning conditions to require further survey work and mitigation/remediation measures as necessary. Information has been provided by a resident/Parish councillor drawing attention to concerns about previous use of the site as a munitions factory during the Second World War and potential contamination arising from this use. This information has been assessed and the Council's Environmental Health Officers raise no concerns that lead them to object to the proposed development subject to conditions being applied.

The Health and Safety Executive and Cadent have also been consulted in connection with the proximity to the gas pipeline that is situated below ground within the northern part of the site where it is proposed the large open area of public open space be located. Given that no significant below ground development will take place within the easement of the pipeline, no objections are raised. A separate consenting process outside of the planning process may be required and the applicant is advised of this within the information notes below.

The concerns of residents and the Parish Council in these regards were also considered extensively during the public inquiry that took place in respect of the previous appeal. The Inspector concluded in the determination of the 2019 appeal that *"There is at best inconclusive evidence to support the Parish Council's concern that the site might have been used for tipping or burning of waste from the former ordnance factory on whose site the village is built. The balance of the evidence, including the interpretation of historic photographs, tends to support use for sand and gravel extraction rather than for the factory. However, the expert written submissions and oral evidence to the Inquiry give confidence that satisfactory remediation would be possible in any event, without risk to nearby residents. A Stage 2 investigation, secured by a planning condition, would provide a precautionary approach. There is no evidence of any significant unconsidered risk arising from the gas pipeline crossing the northern part of the site."* given the inspector's conclusions on this matter that it would not preclude the site from residential development, it would be unreasonable to form a differing view. Furthermore, the evidence that has been submitted in the course of this application by local people raising concerns over the historic use of the site has been considered by the Councils Environmental Health Officer who have not raised any additional concerns that would justify an objection to the application on such grounds.

Having regard for all of the above, it is not considered that there would be any risk to existing or future residents that cannot be adequately mitigated and therefore the application is considered to accord with Paragraph 174 of the NPPF.

Section 106 Contributions

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. As set out within related legislation such requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development:

Education	<ul style="list-style-type: none"> • £204,415.65 to fund provision of additional early years places required to meet needs of the development. • £525,312.00 to fund expansion of Broomfield Primary school to partially meet needs of the development. • £152,410.77 to fund the additional Special school places generated by the large scale of this development
Libraries	£8,150 contribution towards the enhancement of East Goscote Library.
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space (minimum 0.21ha) • An on-site natural and semi open space (minimum 1.3ha) • An on-site amenity green space (minimum 0.30ha) • An on-site LEAP facility • On-site provision for young people • 1.68ha on-site provision or a £88,829.00 contribution towards off-site outdoor sports facilities • 0.21ha on-site provision or a £30,489.00 contribution towards off-site provision or enhancement of allotment facilities in East Goscote • An indoor sports contribution to consist of £122,630.00 towards swimming pool facilities, £118,490.00.00 towards indoor court facilities and £17,495.00 towards indoor bowls rink facilities
Affordable Housing	30% of the dwellings to be affordable housing with 77% for affordable rent and/or social rent and 23% shared ownership.
NHS	£75,036.45 towards the provision and enhancement of facilities at Jubilee Medical Practice (49%) and The County Practice (51%).
Highways	<ul style="list-style-type: none"> • Raised kerb provision at the nearest northbound bus stop on Melton Road at a cost of £4,000 • A Travel Plan monitoring fee of £6,000 • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Civic Amenity	£13,951.00 towards increasing capacity at the existing waste facility in Mountsorrel.
Biodiversity mitigation	The submission of a Biodiversity Mitigation Strategy which includes a new BIA assessment with agreed baseline for site, at reserved matters stage. Mitigation will be provided

	<p>in order of the following preference to achieve no net biodiversity loss.</p> <ol style="list-style-type: none"> 1) Mitigation on site 2) Offsite contribution using cost model ECCv19.1 for a project within the vicinity of the development (to be agreed by all parties)
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These contributions (with the exception of indoor sport) are considered to be CIL compliant and would allow the necessary infrastructure to meet policy CS24. There are concerns regarding the contributions requested towards indoor sports. This is because they are based on a national threshold that does not consider existing provision, local need and/or circumstances. As a result, it has not been fully demonstrated that the contribution towards indoor sport provision is necessary to make the development acceptable in planning terms in accordance with the requirements of CIL regulation 122.

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.

As there is currently an insufficient supply of deliverable housing sites (3.34 years), this application would have to be determined on the basis of para 11d of the presumption in favour of sustainable development in the NPPF. This means that there must be adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be refused.

In this case the development would provide 270 new units of which 30% would be affordable homes, at a time when there is an acute need for these. This is a significant benefit of the scheme. These would not be provided in the most sustainable type of settlement in the Borough but nevertheless in one where there are some local facilities and services and a regular bus service to higher order centres. It is also a material consideration of limited weight that the council has identified the site as a suitable location for housing growth of significant scale within the Draft Local Plan 2021-2037. The site offers the potential for high quality design and an acceptable mix of housing. There are no technical constraints relating to highways, or flooding that cannot be mitigated, no net loss of biodiversity and landscape compensation can be secured by way of detailed landscape design. There would be no harm to heritage assets. Impacts on infrastructure and public services can be offset within the site or via commuted payments to improve facilities in the area.

Weighed against this is the conflict with Development Plan policies which set out the spatial strategy for the Borough. There would be some limited harm to the landscape as set out above.

The test from the Framework is whether the detrimental impacts of the proposal, described above would significantly and demonstrably outweigh the benefits of making a significant contribution to the supply of housing or whether specific policies

within the Framework indicate that development should be restricted. With the Council's current position on housing land supply, it is not considered that these identified harms, (when taken together), would significantly and demonstrably outweigh the benefits of the additional housing. Accordingly, it is recommended planning permission should be granted conditionally subject to a S.106 agreement as set out below

RECOMMENDATION A:

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

Education	<ul style="list-style-type: none"> • £204,415.65 to fund provision of additional early years places required to meet needs of the development. • £525,312.00 to fund expansion of Broomfield Primary school to partially meet needs of the development. • £152,410.77 to fund the additional Special school places generated by the large scale of this development
Libraries	£8,150 contribution towards the enhancement of East Goscote Library.
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space (minimum 0.21ha) • An on-site natural and semi open space (minimum 1.3ha) • An on-site amenity green space (minimum 0.30ha) • An on-site LEAP facility • On-site provision for young people • 1.68ha on-site provision or a £88,829.00 contribution towards off-site outdoor sports facilities • 0.21ha on-site provision or a £30,489.00 contribution towards off-site provision or enhancement of allotment facilities in East Goscote
Affordable Housing	30% of the dwellings to be affordable housing with 77% for affordable rent and/or social rent and 23% shared ownership.
NHS	£75,036.45 towards the provision and enhancement of facilities at Jubilee Medical Practice (51%) and The County Practice (49%).
Highways	<ul style="list-style-type: none"> • Raised kerb provision at the nearest northbound bus stop on Melton Road at a cost of £4,000 • A Travel Plan monitoring fee of £6,000

	<ul style="list-style-type: none"> • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Civic Amenity	£13,951.00 towards increasing capacity at the existing waste facility in Mountsorrel
Biodiversity mitigation	<p>The submission of a Biodiversity Mitigation Strategy which includes a new BIA assessment with agreed baseline for site, at reserved matters stage. Mitigation will be provided in order of the following preference to achieve no net biodiversity loss.</p> <ul style="list-style-type: none"> 3) Mitigation on site 4) Offsite contribution using cost model ECCv19.1 for a project within the vicinity of the development (to be agreed by all parties)

RECOMMENDATION B:

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

1.	<p>Application for approval of reserved matters shall be made within three years of the date of this permission and the development shall be begun not later than two years from the final approval of the last of the reserved matters.</p> <p>REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>No development shall commence until details of the appearance, landscaping, layout and scale, ("the reserved matters"), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Access Strategy - P20053-001A Site location Plan - 8187-L-07 B</p> <p>REASON: To provide certainty and define the terms of the permission</p>
4.	The reserved matters shall comprise a mix of market and affordable

	<p>homes that has regard to both identified housing need for the borough and the character of the area and includes an appropriate level of smaller 2/3 bedroom units and single storey units.</p> <p>REASON: To ensure that an appropriate mix of homes is provided that meets the Council's identified need profile in order to ensure that the proposal complies with Development Plan policies CS3, and the advice within the NPPF.</p>
5.	<p>The landscaping details submitted pursuant to condition 2 above shall include:</p> <ul style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard surfaced areas; ii) planting schedules across the site, noting the species, sizes, numbers and densities of plants and trees; including tree planting within the planting belt to the east of the site; iii) finished levels or contours within any landscaped areas; iv) any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure. v) functional services above and below ground within landscaped areas; and vi) all existing trees, hedges and other landscape features, indicating clearly any to be removed. <p>REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2 and CS11 of the Development Plan.</p>
6.	<p>The details submitted pursuant to condition 2 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.</p> <p>REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensure compliance with policies CS2 and of the Development Plan and associated national and local guidance.</p>
7.	<p>The details submitted pursuant to condition 2 above shall include a façade noise map to determine noise levels at each dwelling and provide a detailed glazing and ventilation schedule to control noise within dwellings, and a schedule of external boundary treatments to limit external noise levels within private gardens.</p> <p>REASON: to ensure that appropriate external and internal noise criteria is achieved having regard for the amenity of those that will live in the development in accordance with Policy CS2 of the Core Strategy</p>
8.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space:</p>

	<ul style="list-style-type: none"> i. An on-site multi-function green space (minimum 0.21ha) ii. An on-site natural and semi open space (minimum 1.3ha) iii. An on-site amenity green space (minimum 0.30ha) iv. An on-site LEAP facility v. On-site provision for young people <p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15</p>
9.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Prime Transport Planning drawing number P20053-001A have been implemented in full.</p> <p>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 (2021).</p>
10.	<p>No development shall commence on the site until such time as a construction method statement and traffic management plan has been submitted to and approved in writing by the Local Planning Authority. this shall include as a minimum:</p> <ul style="list-style-type: none"> • Details of the routing of construction traffic • Wheel cleansing facilities • Vehicle parking facilities • Dust control measures • Hours of work on site, including deliveries and removal of materials • Location of temporary buildings and associated generators, compounds, structures and enclosures, • A timetable for their provision. <p>The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.</p> <p>REASON: to protect the amenity of nearby residents and 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.</p>
11.	<p>No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.</p> <p>REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2021).</p>
12.	<p>No part of the development hereby permitted shall be first occupied until an amended Travel Plan which sets out actions and measures</p>

	<p>with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.</p> <p>REASON: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2021).</p>
13.	<p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:</p> <p>A. A preliminary risk assessment which has identified:</p> <ul style="list-style-type: none"> • all previous uses; • potential contaminants associated with those uses; • a conceptual model of the site indicating sources, pathways and receptors; and • potentially unacceptable risks arising from contamination at the site. <p>B. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</p> <p>C. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>REASON: To prevent pollution of controlled waters and new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground or water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person is presented.</p>

14	<p>Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>REASON: To prevent pollution of controlled waters and new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground or water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person is presented.</p>
15	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>REASON: To prevent pollution of controlled waters and new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground or water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person is presented.</p>
16	<p>No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>REASON: To prevent pollution of controlled waters and comply with the NPPF. Infiltration through land contamination has the potential to impact on groundwater quality.</p>
17.	<p>The development shall be carried out in accordance with the submitted flood risk assessment (Enzygo Limited, Ref. SHF.1132.126.HY.R.001.C, November 2020) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> • The site developable area will be limited to areas above the 0.1% annual exceedance probability (AEP) event floodplain level of 57.53m above Ordnance Datum (AOD). • No land raising will take place within the extent of the modelled 0.1% AEP event.

	<ul style="list-style-type: none"> Finished floor levels will be set no lower than 150mm above external ground levels. An 8 metre easement will be left alongside Gaddesby Brook <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>REASON: To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding to the proposed development and future occupants and to allow Environment Agency access to the Gaddesby Brook which is a main river, and prevent damage to the river in accordance with policy CS16 of the Core Strategy and the National Planning Policy Framework (2021)</p>
18.	<p>No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.</p> <p>REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2021).</p>
19.	<p>Prior to the occupation of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces, ecological mitigation areas and surface water drainage system, shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality and that drainage systems retain full function. This is to make sure the development remains in compliance with Development Plan policies CS2, CS11, CS15 and CS16.</p>
20.	<p>The existing hedges and trees located within the application site boundaries, other than at the point of the new access and internal roads shall be retained and maintained at all times. Any part of the hedges removed, dying, being severely damaged or becoming seriously diseased shall be replaced, with hedge plants and trees of such size and species as previously agreed in writing by the local planning authority, within one year of the date of any such loss.</p> <p>REASON: The hedges and trees are an important feature in the area and its retention is necessary to help screen the new development</p>

21.	<p>No development, including site works, shall begin until the hedges and trees located within the application site boundaries that are to be retained, have been protected, in a manner previously agreed in writing by the local planning authority. The hedges shall be protected in the agreed manner for the duration of building operations on the application site.</p> <p>REASON: The hedges and trees are an important feature in the area and this condition is imposed to make sure that it is properly protected while building works take place on the site.</p>
22.	<p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.</p>
23.	<p>No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.</p> <p>REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.</p>
24.	<p>No dwelling approved by this planning permission shall be occupied until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.</p> <p>REASON: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.</p>
25.	<p>No development approved by this planning permission shall commence until an Ecological Mitigation Strategy is submitted that accords with the recommendations contained within the submitted and approved Ecological Appraisal by FPCR dated December 2020 (section 5 Discussion). As a minimum these details shall include;</p> <p>1) Badger Mitigation Strategy</p>

	<p>2) Lighting Strategy</p> <p>3) Construction Ecological Management Plan (CEMP) to protect features during the construction phase.</p> <p>4) Post-construction, a Biodiversity Management Plan (BMP) will be prepared and implemented.</p> <p>The development shall be carried out and retained thereafter in accordance with the approved details.</p> <p>REASON: To ensure the design and construction of the development does not result in the loss of any biodiversity features, habitats or protected species in accordance with Policy CS13 and the NPPF.</p>
26.	<p>No development shall take place until a programme of archaeological work which includes a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none"> • The programme and methodology of site investigation and method • The programme for post investigation assessment • Provision to be made for analysis of the site investigation and recording • Provision to be made for the publication and dissemination of the analysis and records of the site investigation • Provision to be made for archive deposition of the analysis and records of the site investigation • Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>All works including site clearance shall be carried out in accordance with the Written Scheme of Investigation.</p> <p>REASON: To make sure that any heritage assets are appropriately recorded and/or protected to allow compliance with policies CS14 of the Development Plan and the advice within the NPPF.</p>

Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, 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

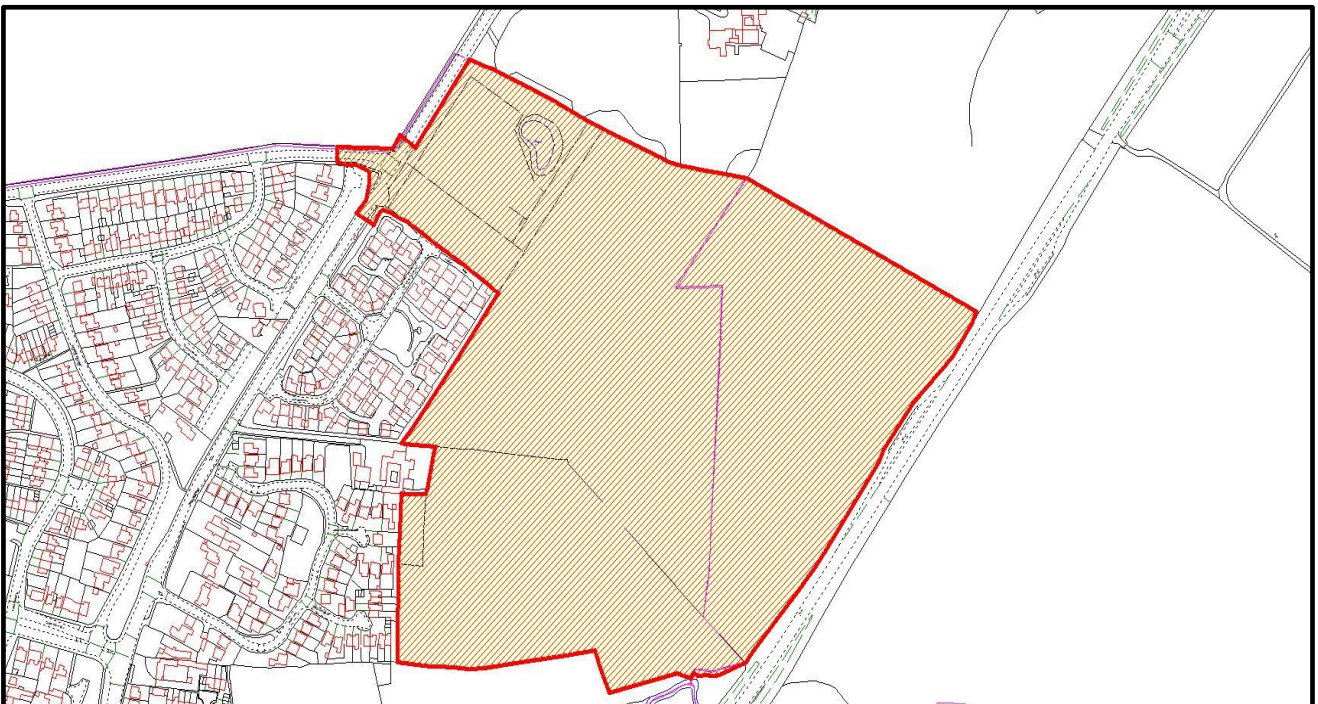
development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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). A minimum of 6 months' notice will be required to make or amend a Traffic Regulation Order of which the applicant will bear all associated costs. Please email road.adoptions@leics.gov.uk to progress an application.
5. 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>
6. Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.
7. This permission has been granted following the conclusion of an agreement under Section 106 of the Town & Country Planning Act 1990 relating to the provision of infrastructure contributions necessary to make the development acceptable in planning terms.
8. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations. Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections,

headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

9. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
10. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual householder ownership.
11. The following points should be noted wherever infiltration drainage (such as soakaways) is proposed at a site: Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to the system entering after any pollution prevention methods. No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated. There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of the system and the water table. A series of shallow systems are preferable to systems such as deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.
12. The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.
13. Cadent own and operate a High-Pressure Gas Pipeline within the potential area of works, the gas pipeline has a legal easement of 12m which would prevent any works of any kind being carried out without written permission. For any road or carriageway developments to be enabled Cadent may require further protection criteria meeting to protect the integrity of the High-Pressure

Gas pipeline. For any potential civils works to be enabled an enquiry must be submitted to Cadent and written permission granted.



Item No. 2

Application Reference Number P/20/2368/2

Application Type:	Full	Date Valid:	15/01/2021
Applicant:	Mr Commons		
Proposal:	Demolition of an existing storage building; and the erection of a new building comprising 2 units to be used for either light industry or research and development (Use Class E(g) (ii) and (iii)) or for storage and distribution (Use Class B8).		
Location:	24 Loughborough Road Shepshed Leicestershire LE12 9DN		
Parish:	Shepshed	Ward:	Shepshed East
Case Officer:	Deborah Liggins	Tel No:	07864 603401

This item is referred to Plans Committee at the request of Councillor Popley who has concerns about the proposal and the impact on traffic and highway safety of Loughborough Road given that it is already a busy road in Shepshed. The footway outside of the site is narrow and vehicle movements on and off the site can already be high during peak hours. Councillor Popley is of the view that proposed changes will almost certainly add more traffic to the area.

Description of the Application Site

The application relates to a workshop to the rear of 24 Loughborough Road, Shepshed which is a complex of buildings occupied as a car maintenance and repair business. The business is accessed via the frontage of 2 residential dwellings at No. 22 Loughborough Road and the upper floor of 24 Loughborough Road. The ground floor of No. 24 is used as a retail shop and café following the grant of planning permissions in 2018. Levels rise steeply across the site and the existing garage workshop lies towards the middle of the site where ground levels are elevated. There is a footpath that runs immediately to the east and links Loughborough Road and Dovecote which comprises residential dwellings.

The whole site lies to the east of Shepshed Town Centre and is situated within the Shepshed Limits to Development. It is also situated outside of the Conservation Area but within an Archaeological Alert zone.

Description of the Proposals

The application has been revised and reduced and amended plans received on 9th July show the erection of 2 small units in a single building which has a footprint of (35.75 sq.m.) 5m x 7.15m (approximately double garage size). The existing building would be demolished and each new unit would be 15.7 sq.m. internally and would have a roller shutter door to its front (western) elevation. The roof would have a very shallow 4 degree pitch and would be 3.327m high to the ridge and 3m high to eaves. Proposed materials are shown on revised elevation plans received on 9th August 2021 and these would comprise the lowest 1m of walling to be constructed in block work with the remainder of the elevations being in metal cladding in a silver/grey colour with roller shutter doors.

The building would be used for either light industry or research and development (Use Class E(g) (ii) and (iii)) or for storage and distribution (Use Class B8). Proposed hours of use are as follows

Mon-Friday - 0700-1800 hours

Saturday – 0800-1700 hours

Sun & Bank Holidays - none

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy outlines that provision will be made for at least 5,000 new homes in Loughborough and Shepshed, including a sustainable urban extension to the west of Loughborough of approximately 3,000 homes, approximately 1,200 homes within and adjoining Shepshed and sustainable development which contributes towards meeting the Council's remaining development needs.

Policy CS2 – High Quality Design – requires new developments to make a positive contribution to Charnwood resulting in high quality inclusive design which responds positively to its context and results in places where people would wish to live. New developments should respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements. The policy also requires new development to protect the amenity of people who live and work nearby and those who will live in the new development.

Policy CS6 – Employment and Economic Development – sets out how the economic needs of the community might be met, including the provision of opportunities for manufacturing businesses to develop, re-locate and expand and the provision of small-scale, high-quality business units and offices.

Policy CS8 – Regeneration of Shepshed – seeks to support developments which contribute to the vitality and viability of Shepshed in accordance with Policy CS9; supports proposals that provide managed workspaces and small business startup space and supports development that improve access to community facilities.

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

Policy CS25 – Presumption in Favour of Sustainable Development – sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It pledges to work proactively with applicants to jointly find solutions to approve development wherever possible to secure improvements to the economic, social and environmental conditions in

an area. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan

Policy ST/2 – Limits to Development - States that built development will be confined to allocated sites and other land within the Limits to Development identified on the proposals map, subject to specific exceptions.

Policy EV/1 – Design - seeks to ensure a high standard of design and sets out nine design criteria which new developments should satisfy. These include the requirement for new development to respect and enhance the local environment, including the scale, location, character, form and function of settlements. Development should be of a design, layout, scale and mass which is compatible with the locality and neighbouring buildings. It should also safeguard the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residents.

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

Other material considerations

The National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

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

- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment.

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

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

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

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

Paragraph 55 sets out that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 56 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects

Paragraph 86 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation and sets out how planning policies should do this.

Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Paragraph 185 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of

pollution on health, living conditions and the natural environment, including mitigating noise.

Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 190 indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset affected by a proposal, including any development affecting its setting, taking account of the available evidence and any necessary expertise in order to minimize any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 199 sets out that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 provides that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

National Design Guide (2019)

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

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

Planning Practice Guidance

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

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

The Crime and Disorder Act 1998

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

The Leicester and Leicestershire Strategic Growth Plan 2018

This document is a non-statutory plan but has been prepared and adopted by 10 partner organisations in Leicester and Leicestershire to provide a vision to address the challenges of the region until 2050. It identifies broad locations where development should take place and the infrastructure needed to deliver it which is envisaged to be delivered through local plans.

The Leicestershire Highways Design Guide (2018)

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

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and

provide spaces and buildings that help improve people's quality of life. The document is a material consideration in the determination of planning applications.

Shepshed Master Plan and Delivery Framework (2013)

This document provides a strategic vision and a flexible delivery framework to improve the overall economic health and vitality of the town centre, in response to halting its economic decline. The vision set out in the document includes the promotion of Shepshed as a historic market town, the enhancement of the retail offer, enhanced leisure facilities, improved visual appearance to the public realm, improved connectivity and the attraction of inward investment/new businesses.

Draft Charnwood Local Plan 2021-2037

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time. These include policies which would seek to make provision for at least 19,716 homes between 2019 and 2036 and require these to be delivered to a high standard of design quality. This document also includes Draft Policy LP9 which seeks to support the well-being, character and amenity of our communities.

Relevant Planning History

Reference	Description	Decision & Date
P/75/2493/2	Retention of spray shop with car park	Granted conditionally 15/01/1976
P/81/0747/2	Retention of spray shop and car park	Granted conditionally 09/04/1981
P/86/2413/2	Retention of spray booth and car park	Granted conditionally 23/12/1986
P/88/0062/2	First floor offices extension over existing workshop	Granted conditionally 26/05/1988
P/92/1182/2	Retention of spray booth and car park	Granted conditionally 02/07/1992/2
P/97/1200/2	Retention of spray booth and car park (Renewal of P/92/1182/2)	Granted conditionally 08/10/1997
P/13/1000/2	Extension to existing car storage unit	Withdrawn 11/08/2014
P/20/1547/2	Erection of replacement vehicle workshop unit to rear and erection of 2 storey extension to side, including internal re-arrangement of office/staff facilities on first floor	Granted conditionally 17/11/2020

Responses of Statutory Consultees

Local Highway Authority – advises that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021).

Shepshed Town Council objects to the proposal stating the existing vehicle repair garage on this site is extremely busy with a constant traffic flow using the existing access off Loughborough Road. This road is very narrow with a footway only on one side and is a popular pedestrian route to schools, a nursery, toy library and other public facilities and additional traffic would not be acceptable. The Parish Council would ideally have liked to have seen vehicle tracking details and requests the application is refused.

Councillor Popley considers that the application proposal varies from that previously granted under P/20/1547/2) and the substantive changes warrant scrutiny. He notes that no comments were made in terms of the 2020 application by either the Town Council or the highway authority and it is considered that the structural and layout design changes warrant consideration now, in addition to the proposed change of use. The road is extremely busy during term times and extra vehicle movements could all add to issues experienced by existing highway users.

Councillor Radford comments that the entrance to the proposed application is narrow and serves a current vehicle repair garage and there is concern that the entrance will not be able to sustain more traffic movements. Loughborough Road is very narrow and very busy due to it serving Primary. Secondary and Special Needs schools and is often used by school buses. Loughborough Road only has a footway on one side which itself is narrow and insufficient in width for a pushchair or mobility scooter. Councillor Radford hopes that the highway authority would recommend the application for refusal.

The Council's Head of Regulatory Services (Environmental Health) – has no objections to the application, the proposed activities and the hours of operation.

Other Comments Received

16 Loughborough Road – has concerns that any new building would overlook their garden and have a view into bedroom windows as the ground level at the application site is higher. There is also concern about increased traffic of people which would add to loss of privacy and increased traffic around an already busy junction.

24 Loughborough Road – queries the parking proposals/ground works that were initially submitted and later withdrawn from the application.

Non-Material Considerations which have been raised.

Possible infringement of access rights to the owner of No. 24 – this is a private legal matter and outside the remit of the local planning authority in the determination of the application.

Consideration of the Planning Issues

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

1. Principle of Development
2. Impact on the character and appearance of the street scene
3. Impact on Residential Amenity
4. Impact on Heritage Assets.
5. Highways Issues

Principle of Development

The starting point for decision making on all planning applications is that they must be made in accordance with the development plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan are therefore the starting point for consideration. Policies in the local plan relate to achieving high quality design for all proposals.

Policy CS1 outlines the development strategy for the Borough. The majority of growth which is not taking place at the edge of Leicester is planned for Loughborough and Shepshed. Policy CS1 states that the Council will plan positively for sustainable development in these settlements which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies of the Core Strategy.

Shepshed is considered to be one of the principal settlements in the Borough considered suitable for accommodating volume house building and employment development and this is reflected in Policy CS1 of the Core Strategy. The site itself is within the built-up limits of Shepshed and is therefore a sustainable location for new development due to the services and facilities available and good transport choices as alternatives to the private car. The development is therefore acceptable in principle. The site itself has a long established use for vehicle maintenance and servicing with several planning permissions relating to this use. It is considered that the proposed light industrial or storage use would not be at odds with the existing commercial activities which take place on the remainder of the site.

The principal of the development is therefore acceptable and considered to be in accordance with Policies CS1, CS6 and CS8 of the adopted Core Strategy provided design, impact on character and appearance of the street scene and residential amenity are considered acceptable.

Impact on the character and appearance of the street scene.

Policy CS2 Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan 2004 require that new developments should 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. Proposals should ensure a high standard of design that respects the character of the area and is compatible in mass, scale and layout.

The proposed building will largely replace an existing rather dilapidated storage building to the rear and is to be situated where there is currently an area of undercover storage. The site is surrounded by a retaining wall with fence above.

The new building will be lower than the existing 2-storey workshop and office building nearer the front of the site and will be located behind that building. It will also be lower than the current height of the screening fence on the side boundary which runs the full length of the site. The building would be constructed in block work for its first metre in height and then completed with metal profile cladding that would be silver/grey in colour and the roof would be similarly covered.

It is considered that the proposal would visually enhance the site improving its appearance from the neighbouring housing developments and that the proposal will be in keeping with existing 2-storey building in front of it. The proposal will therefore accord with Policy CS2 of the Charnwood Local Plan Core Strategy, saved Policy EV/1 of the Borough of Charnwood Local Plan 2004, the Council's Supplementary Planning Document on Design, together with guidance contained within the National Planning Policy Framework and the National Design Guide.

Impact on Residential Amenity

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan 2004 require that new developments should consider the amenity of adjacent and future occupiers. The Council's adopted design guidance explains how elements of this are assessed. The principal considerations are the relationship to other residential properties both in terms of the built development, the proposed use and the impact on the living conditions of any nearby occupiers.

There are dwellings that surround the site. Two dwellings at 22 and 24 Loughborough Road are situated adjacent to the access to the garage business and these have gable ends adjoining Loughborough Road so that in reality their front elevations overlook the site. However given that the proposal is a light industrial or storage use (as compared with the vehicle repair activities on the remainder of the site) it is unlikely that there will be any significantly harmful impact to the occupants of these dwellings in terms of noise/odour etc.

The side boundary to the east is adjoined by a footpath with a bungalow further east and this is 24A Loughborough Road. This dwelling has a frontage onto Loughborough Road and a garden to the rear with a garage adjacent to the side boundary that would be 10.9m from the proposed building. The dwelling itself is at a similar elevation to the existing 2-storey workshop building due south of the proposed site and the dwelling itself is set significantly forward of the proposed building. Because of the height, siting and design of the proposed building, it is considered unlikely that there will be significant loss of light due to the orientation of the property and the existing ground levels and the proposal would not be over-dominant in terms of the rear garden impact or outlook from principal windows in that dwelling. Privacy will also be maintained.

The nearest dwellings to the rear at 5 and 7 Dovecote have rear garden depths of at least 30m whilst the other neighbouring dwelling to the side at 15 Dovecote is set back within its site and being 15m from the mutual side boundary with the application site. The existing screening on the rear boundary of the site which includes tall holly bushes is shown to be retained.

The existing vehicle repair business on the site appears to pre-date planning records and there are therefore no restrictions on its hours of operation. The proposed use of the new building included within this application is for light industrial activities or research and development or storage. The definition of light industrial use is "any industrial process which can be carried out in any residential areas without detriment to the amenity of that area, by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit". It is considered that given the small scale of the building and the restrictions on the use, it would be unreasonable to impose an additional restriction on the hours of use, as

activities would be potentially less disruptive than the existing potentially noisy activities at the site which are unrestricted in planning terms.

The relationship of the site to neighbouring dwellings therefore means that there is not likely to be an unacceptable loss of residential amenity. Consequently, it is considered that the proposal complies with Policies CS2, CS9 and EV/1 and the national guidance given in the National Planning Policy Framework.

Impact on Heritage Assets.

The proposed building lies approximately 40m from the nearest part of Shepshed Conservation Area. The site is clearly distinct from this with no inter-visibility and no impact on important views in or out. Accordingly the proposed new building is not considered to have any impact that stands to be assessed on the setting, appearance, significance or character of Shepshed Conservation Area.

The site lies within the Archaeological Alert area. However, this applies to the whole of Shepshed and it is considered that there would have been ground disturbance when other existing buildings on the site were first erected. Given this, it is considered unnecessary to attach a planning condition requiring archaeological investigation of the site.

The proposal therefore accords with the legislation and national guidance relating to Conservation Areas and the Archaeological Alert area as well as Policy CS14 of the Charnwood Local Plan Core Strategy and the guidance of the NPPF.

Highways Issues

The local highway authority is aware that the applicant was previously seeking permission for three individual units with an overall gross floor space of 65.2sqm and that revised documents now seek permission to construct two smaller scale units comprising 35sqm overall. The existing building to be demolished as part of the proposal and which is presently used for ad hoc storage amounts to approximately 48sqm.

Information supplied by the applicant's agent on 9th July 2021 envisages that the proposal is anticipated to generate one additional vehicle trip in the morning and one in the afternoon and the proposed development would be accessed from the existing site access onto Loughborough Road. This access is approximately 3.5m in width but reduces within the site to 2.3m. This is considered substandard for the type of use applied for and is not strictly in accordance with the minimum requirements set out within the Leicestershire Highways Design Guide. Whilst the Local Highway Authority remains concerned over the available visibility at the site entrance, it is also mindful that this is an existing situation. Considering that the quantum of the additional floor space proposed actually represents a reduction on the existing building footprint, it is not demonstrated that the proposed development would result in severe harm to the highway network in the context of paragraph 111 of the National Planning Policy Framework and on this basis, any refusal of the application on highway grounds could not be substantiated and would not be supported by the highway authority.

The highway authority acknowledges that the applicant no longer proposes to provide a formal car parking arrangement but given the proposed development represents a reduction in footprint on the existing situation, it is satisfied that current parking

arrangements are acceptable, and these allow adequate space for vehicles to park and turn within the site and exit in a forward gear.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them, including in this case the adopted SPD on Design.

The proposed building is small scale and located to the rear of existing commercial premises. It is considered that the scale of the building proposed and the uses sought are such that residential amenities to the nearest occupiers would not be significantly reduced to unacceptable levels. In addition, whilst it is acknowledged that Loughborough Road is a busy, narrow road and a popular route to local schools, the traffic expected to be generated by the proposal is insignificant and would, in any event, be less than the extant development for the site granted planning permission under P/20/1547/2. There is therefore no evidence that the development should be refused planning permission on highway safety grounds. The design and visual impact of the development is considered to be acceptable and no harm would occur to the street scene or to the character or appearance of the Conservation Area.

Accordingly, having regard to the above considerations, it is recommended that planning permission is granted conditionally as the development accords with Policies CS1, CS2, CS6, CS8, CS14 and CS24 of the Core Strategy and saved Policies EV/1 and TR /18 of the Borough of Charnwood Local Plan.

RECOMMENDATION:-

Grant Conditionally

- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
127190-004B – revised elevations – amended plan received 9th August 2021
127190-002E – revised block plan received 9th July 2021
Application forms
Emails from agent dated 5th August 2021 and 9th August 2021 confirming proposed materials
Design and Access Statement
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.

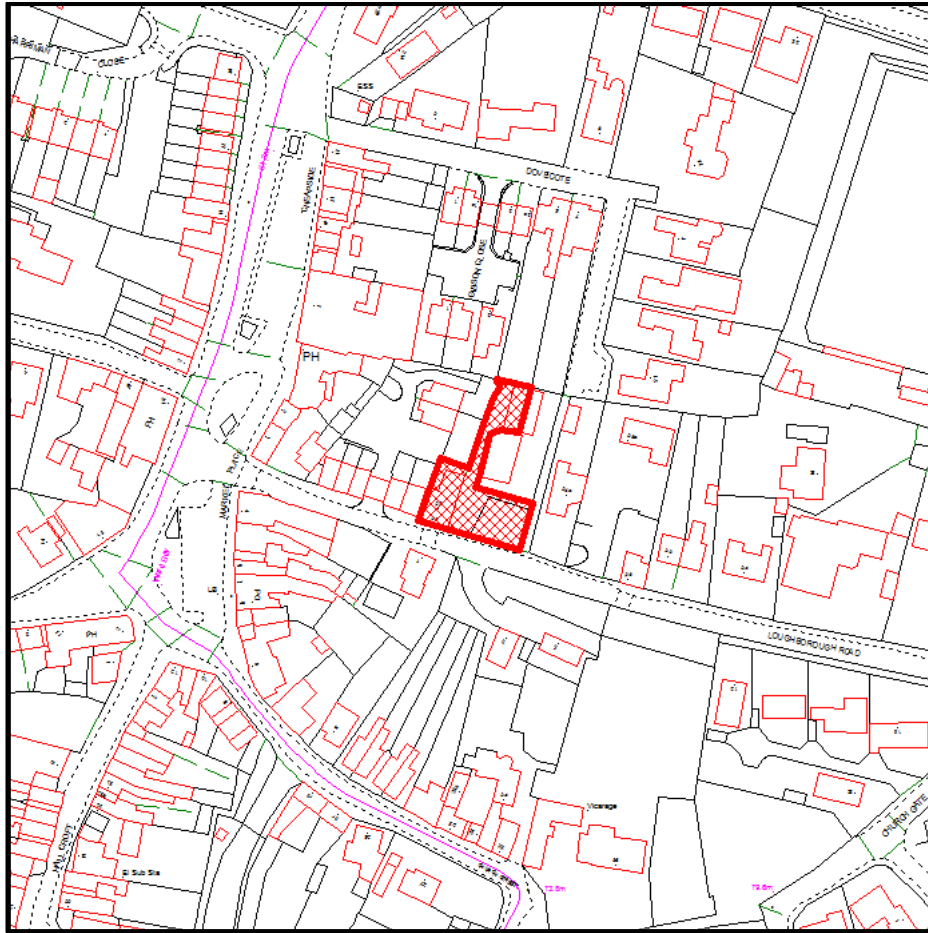
REASON: To ensure the satisfactory appearance of the completed development.

- 4 The premises shall be used only for the purposes of light industry or research and development (Use Class E(g) (ii) and (iii)) or for storage and distribution (Use Class B8) and for no other purpose, including any other purpose in Class E. of the Schedule to the Town and Country Planning (Use Classes)(Amendment)(England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without the prior consent of the Borough Council.

REASON: To ensure that the use remains compatible with the surrounding area.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS6, CS8, CS14 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies ST/2, EV/1 and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
- 3 The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



Item No. 3

Application Reference Number P/21/1049/2

Application Type:	Householder	Date Valid:	19 th May 2021
Applicant:	A BUTTLING		
Proposal:	Erection of single storey extension to front and rear, annex to rear of bungalow.		
Location:	21 Hazel Road Loughborough LE11 2JQ		
Parish:	Loughborough	Ward:	Loughborough Shelthorpe
Case Officer:	Paul Oxbrough	Tel No:	07591 947040

This item has been called in to Plans Committee at the request of Councillor Bolton who has concerns that the proposal will have an unacceptable impact to neighbours.

Description of application site.

The existing dwelling is a 2 bed detached brick and tile bungalow situated on the west side of Hazel Road, Loughborough and within the Limits to Development. The area is residential in character, with a generally uniform scale of bungalows on the west side of the street and semi-detached two storey houses to the east side. The dwellings have gardens and driveways to the front and side of the properties.

Description of Development

The application seeks full planning permission for a single storey extension to the front and rear of the bungalow. The application also proposes erection of detached building to the rear for use as ancillary accommodation (residential annex). The annex will be situated in a similar location to the previously approved garage which has not yet been constructed.

The proposed single storey front extension will square off the dwelling by infilling a 4.55m x 5.09m area to the northern side of the bungalow. This would provide a new entrance and additional bedroom. This extension would measure 2.6m to the eaves and 4.5m to the top of a hipped roof which would match the existing bungalow.

The proposed rear extension would add a 6.5m x 4.375m extension to the rear of the property, set in from the existing side walls to be used as a lounge. The proposal would not extend the full width of the bungalow, but leave space either side for modified windows to the existing kitchen and bedroom that face west. This element of the proposal would have a flat roof with oversailing eaves and would measure 2.8m high to match the eaves height of the existing dwelling.

The proposed detached annex would be 'L' shaped and would include two covered areas resulting in a rectangular shaped building overall. The structure would have a total footprint of 38.5 sq.m. It would be 7.7m in length and 5.0m in width, and would measure

2.7m high to the top of a flat roof. Two external covered areas would be supported by upright timber posts.

This application is a revised proposal to a scheme granted planning permission in December 2020 under ref P/20/1922/2 for single storey front & rear extensions and erection of rear garage. It is a material planning consideration that the lounge extension currently proposed is identical to that already granted and that this permitted scheme remains extant until 14th December 2023.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

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

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.

Borough of Charnwood Local Plan

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 TR/18 - Parking Provision in New Development notes 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.

Other material considerations

The National Planning Policy Framework (2021)

The National Planning Policy Framework 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.

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

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

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

Paragraph 55 sets out that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 56 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraphs 126- 136 – Development is required to achieve high quality design that respects local distinctiveness and poor design should be refused.

Paragraph 134 states that development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 135 also affirms that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

National Planning Practice Guidance (PPG)

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

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

National Design Guide (2019)

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

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

Design Supplementary Planning Document (2020)

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

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council and provides information to developers and local planning authorities to assist in the design of road layouts. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

Relevant Planning History

Reference	Description	Decision & Date
P/08/1042/2	Erection of garage to the rear and porch to the front of dwelling.	Granted – 24/7/08
P/09/0841/2	Erection of a detached garage and boundary wall to the rear, porch and paved driveway to front of dwelling. (Revised scheme P/08/1042/2 refers)	Granted – 23/06/09
P/20/1916/2	Single storey front & rear extensions and erection of rear garage	Granted – 14/12/2020

Comments Received

Councillor Bolton objects to the proposal for the following planning reasons:-

- The proposed extension to the front may block the light to number 19 Hazel Road.
- The size of the proposed extension may have an overbearing impact and be out of character of the area which features two bedroom bungalows.

A letter of objection has been received from the occupier of No. 19 Hazel Road raising the following concerns:

- The proposed front extension will block light available to the only entrance to the neighbouring property at number 19,
- The scale of the proposed development will be overbearing to the current and future occupants of the neighboring property at number 19.

This neighbour also raises the following matters which are not considered to be determinative to the proposal:

- Disturbance from noise and dust and delivery lorries.
- There have been many planning applications approved none of which have come to fruition, but the site is used as a builders yard.
- A time limit for completion of the development should be applied.

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
- Use of the annex
- Highway Safety
- Other Matters

The Principle of the Development

The starting point for decision making on all planning applications is that they must be made in accordance with the Development Plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan are therefore the starting point for consideration. The application site is within Loughborough, one of the main urban areas of the Borough, where the principle of extending dwellings is acceptable. The proposal is therefore considered to accord with Policy CS1 of the Core Strategy.

Design and the Impact on the Street Scene

Core Strategy Policy CS2 and saved local plan policies EV/1 and H/17 promote high quality design standards. Further guidance on design is set out in the Design Supplementary Planning Document.

The original property has a 'P' shaped footprint, and the proposed front extension seeks to infill a space next to the existing bedroom situated to the front of the main portion of the bungalow. The proposed front extension has been set back from the existing front wall of the original bungalow by 600mm. The roof shape is to match the existing pitched roof with a hip to the side. A single window is proposed to the front of the property in a manner that is similar to neighbouring bungalows along Hazel Road. It is considered that the proposal is acceptable in design terms and due to its design, scale and set-back from the public highway, would not be unduly prominent or incongruous in the street scene.

The single storey extension attached to the rear of the property is as previously granted under P/20/1922/2 where its design and appearance were considered acceptable. The proposed annex is similarly scaled to the single garage also previously granted in this position to the rear of the dwelling under that planning permission. Both of these proposed extensions are also not readily visible from within the street scene.

The proposal is therefore considered to accord with the provisions of the Development Plan and accompanying guidance in this regard and as set out in Policies CS2, H/17 and EV/1.

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.

The properties along this part of Hazel Road are not considered to have any rigid 'building line' or pattern of development, although it is recognised more regular set-back for properties becomes established in the pairs of semi-detached dwellings further south on Hazel Road.

Impact on 19 Hazel Road:-

The proposed extension to the front of the dwelling would be recessed 600mm from the existing front wall of the house and 1.3m from the front of the existing bay window at No.

21 and would not project beyond the front of No. 19 Hazel Road. The proposed front extension would be single storey, 8.7m from the application front boundary and include a hipped roof. It is not considered that the residential amenity of No.19 Hazel Road would be significantly impacted by the proposed front extension by reason of loss of light, loss of privacy or overbearing impact. It is recognised the occupier of No.19 has raised concerns regarding loss of light to their entrance, however it should be recognised that there would be no significant loss of light to principal rooms within No. 19 and accordingly it is considered the proposed front extension complies with the guidance contained within the adopted Supplementary Planning Document on Design in this regard.

With regards to the rear extension and proposed annex, it is noted that there is a garage situated alongside the boundary of the application site, belonging to number 19 Hazel Road. This garage predominantly screens the proposed rear extension and the proposed annex from the rear habitable room windows to this neighbouring property. It is therefore also considered that there will be no unreasonable loss of daylight, sunlight or overbearing impact or additional noise to this neighbouring property sufficient to sustain a refusal of the application in this case.

Impact on 27 Hazel Road:-

The proposed rear extension will not breach a 45 degree line taken from the centre of the nearest neighbouring habitable room for this property. Accordingly it is considered the proposal accords with the advice contained within the adopted Supplementary Planning Document on Design which seeks to safeguard against loss of daylight.

The proposal includes a side patio door facing towards the boundary with number 27. This will look out across the driveway for the application property. The shared boundary with the neighbouring property at number 27 has an existing boundary wall approximately 2.0m in height which will screens any overlooking from the proposed single storey development. Accordingly it is considered the proposed extension would not result in loss of privacy to No.27.

The proposed annex is located further to the rear and is situated within the garden of the host property. This element will be visible from habitable room windows of No.27. The height of the proposed annex is 2.7m to the top of the flat roof. Given its height, location, existing boundary treatment and relationship with the neighbouring property, it is considered that there would be no unacceptable impact in terms of light, outlook or privacy or additional noise for the occupiers of number 27.

Impact on 16 and 18 Atherstone Road to the rear:-

The proposed annex would be 22m from the rear principal windows of these properties. The existing rear boundary comprises a block wall approximately 1.8m high along its length. Ground levels rise by around 400mm to the west of the boundary and there is a fence on the neighbouring side approximately 2.2m in height above the applicant's ground level. This boundary treatment would provide visual screening for the proposed annex from these properties.

Given the scale, boundary treatment, separation distances and single storey nature of the proposal, it is considered that the proposed annex and rear extension would not cause an unacceptable loss of light or outlook to the neighbouring dwellings to the rear.

For the reasons set out above it is considered the proposal would not have an unacceptable impact on the residential amenity of the neighbouring properties and as such the proposal complies with Development Plan policies CS2, EV/1 and H/17 and the advice contained within the adopted Design Supplementary Planning Document.

Use of the annex

The use of the detached building to the rear of the bungalow is proposed as an annex comprising ancillary accommodation to the existing dwelling, and as such, is not under consideration to be used as a separate dwelling. It is however, recommended that in the event planning permission is granted, a condition be imposed to ensure its use remains ancillary to the occupation of No. 21 Hazel Road.

Other Matters

Concerns have been raised regarding the current use of the site and previous planning permissions that have been granted but have not been implemented. Although time limits are placed by condition for work to start within a three year period, it would be unreasonable for the local planning authority to require a developer to implement a permission once it has been granted, such a condition would fail the tests set out within the National Planning Policy Framework.

Whilst Councillor Bolton expresses further concerns that several planning applications have been previously submitted on this property without implementation of those schemes, and also comments on the condition and appearance of the front garden of the property, these matters not relevant to the consideration of the current application

Highway Safety

Saved local plan Policy TR/18 requires new development to provide off-street parking for vehicles and promotes standards that requires a maximum of 3 parking spaces for a 4 or more bedroom dwelling in the interests of highway safety. Paragraph 111 of the NPPF states that 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 proposal would result in the increase in the number of bedroom from 2 to 4 including the proposed annex. Sufficient space would exist to the front and side of the dwelling to park three vehicle following completion of the proposed front and rear extensions. Hazel Road is also on a frequent bus service route and this increases transport choice for potential occupiers. Having regard to the above, it is considered that the proposal accords with the National Planning Policy Framework and saved Policy TR/18 of the adopted Local Plan and that severe harm as described in Paragraph 111 of the National Planning Policy Framework would not be caused by the development.

Conclusion

In summary, for the reasons set out above, the proposed development is considered to be acceptable in its design and appearance and would have no significant impact on the wider street scene.

The proposal, given its design, scale and location would not be unreasonably detrimental to the amenities of neighbouring residential properties sufficient to warrant refusal of the planning application and in this case there are no highway safety impacts identified.

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

RECOMMENDATION:

Grant Conditionally

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

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

2. The development hereby permitted shall be carried out in accordance with the following plans:
Application Form - received by the Local Planning Authority on 10th May 2021.
Applications Plans - Drawing No's Dwg Ref 2226 rev C and DWG Ref 2200.3 rev D received by the Local Planning Authority on 10th May 2021.
1:500 block plan received 24th May 2021.

REASON: To define the terms of the planning permission

3. The detached annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Hazel Road, Loughborough. It shall not be occupied as a separate dwelling unit other than with the prior express planning permission of the local planning authority.

REASON: To prevent the letting or subdivision of the property which would likely cause an unacceptable impact upon residential amenity and parking.

4. The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.

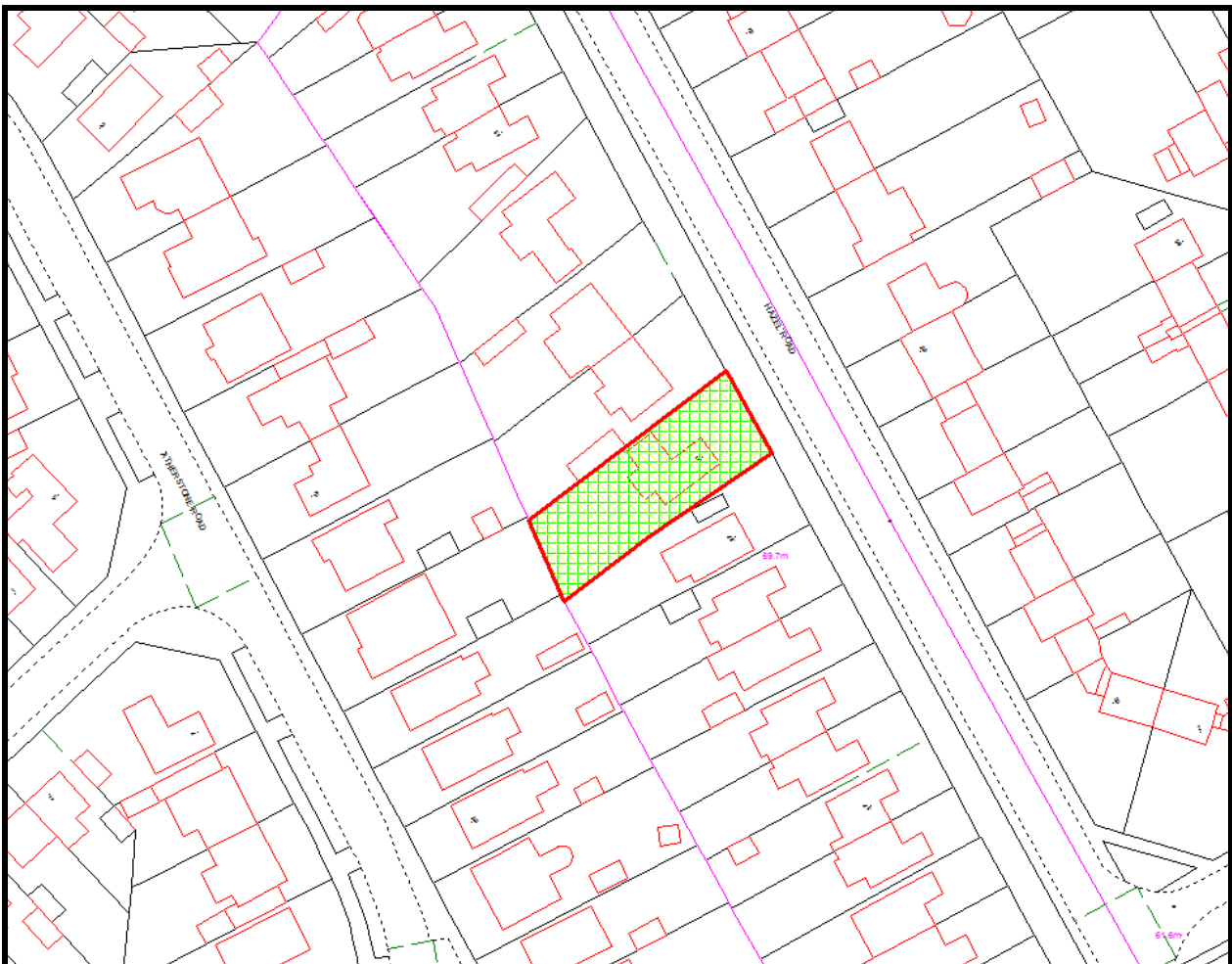
REASON: To ensure the satisfactory appearance of the completed development.

The following advice notes will be attached to a decision

1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS

DEVELOPMENT - Policies CS2, CS16 of the Charnwood Local Plan (2011-2028) Core Strategy, Policies EV/1, TR/18 and H/17 of the Borough of Charnwood Local Plan and the provisions of the National Planning Policy Framework have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.

- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
- 3 The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring properties at Nos. 5 and 9 Derwent Drive. 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.



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/21/0515/2	Full	The Cedars 88 Bradgate Road Anstey Leicestershire LE7 7FB	Erection of detached house to side and detached garage to front of detached house	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Anstey
P/21/0495/2	Householder	4 Sutherland Way Anstey Leicestershire LE7 7TH	Proposed partial render to dwelling, and retention of one garage door with 3 vertical windows.	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2021	Anstey
P/21/1267/2	Discharge of Conditions	The Martin High School Link Road Anstey LE7 7EB	Discharge of Condition 7 of P/20/1642/2	CONDNK, Conditions PART discharged	15-Jul-2021	Anstey
P/21/0963/2	Householder	2 Anstige Avenue Anstey LE7 7TP	Erection of first floor extension to side of house	GTDCON, Permission be granted subject to the following conditions:	23-Jul-2021	Anstey
P/21/1296/2	Householder	2 Hazlehead Road Anstey LE7 7DX	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	02-Aug-2021	Anstey
P/21/1332/2	Householder	64 Gynsill Lane Anstey LE7 7AL	Retrospective application for wall/fence to rear boundary.	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2021	Anstey
P/20/2319/2	Full	237 Bradgate Road Anstey Leicestershire LE7 7FX	Erection of stable block	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Anstey

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1026/2	Householder	9 Thirlmere Road Barrow Upon Soar LE12 8QQ	Erection of single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	12-Jul-2021	Barrow & Sileby West
P/21/1449/2	CL (Proposed)	17 Condon Road Barrow Upon Soar LE12 8NQ	Certificate of Lawful development (proposed) for single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	23-Jul-2021	Barrow & Sileby West
P/21/1285/2	Full	13 Windermere Road Barrow Upon Soar LE12 8QN	First floor extension to side, single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Barrow & Sileby West
P/21/1371/2	Householder Prior Notification	51 Melton Road Barrow Upon Soar Leicestershire LE12 8NS	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.05m, with a maximum height of 3m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	04-Aug-2021	Barrow & Sileby West
P/21/0903/2	Householder	Fiddlers Green 78 Beaumont Road Barrow Upon Soar LE12 8PJ	Proposed canopy and porch to front of dwelling, single storey extension to side and rear of dwelling and revision to roof above existing rear extension (Part retrospective).	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2021	Barrow & Sileby West
P/21/0870/2	Householder	22 Elmfield Avenue Birstall LE4 3DE	Single Storey Side and Rear Extension	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Birstall Wanlip
P/21/0991/2	Householder	105 Woodgate Drive Birstall LE4 3HW	Erection of first floor extension to side and single storey extensions to front and side of dwelling.	REF, Permission be refused for the following reasons:	06-Jul-2021	Birstall Wanlip
P/21/1066/2	Householder	62 Oakfield Avenue Birstall LE4 3DR	Erection of first floor extensions to the side and rear with porch extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1197/2	Householder	1 Goscote Hall Road Birstall Leicestershire LE4 3AQ	Erection of two storey extension to front/side of dwelling	REF, Permission be refused for the following reasons:	08-Jul-2021	Birstall Wanlip
P/20/2184/2	Householder	11 Woodgate Drive Birstall LE4 3HT	Proposed first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Birstall Wanlip
P/21/1107/2	Householder	43 Kiln Orchard Way Birstall LE4 3NT	Erection of single storey rear and side extension and conversion of garage into home office.	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2021	Birstall Wanlip
P/21/1366/2	CL (Proposed)	10 Goscote Hall Road Birstall LE4 3AP	Certificate of lawful development (proposed) for loft conversion including hip to gable extension and rear dormer, with two velux roof light: in front roof slope.	CLDPGRANT, Certificate of Lawful Proposed Development	16-Jul-2021	Birstall Wanlip
P/21/1184/2	Householder	8 Park Road Leicester Birstall LE4 3AU	Single storey rear extension and erection of flat roof canopy	GTDCON, Permission be granted subject to the following conditions:	19-Jul-2021	Birstall Wanlip
P/21/1040/2	Householder	60 Oakfield Avenue Birstall LE4 3DR	Erection of single storey rear extension and outbuilding at rear of house	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2021	Birstall Wanlip
P/21/1195/2	Householder	113 Harrowgate Drive Birstall LE4 3GS	Single storey rear and side extension alongside outhouse to rear of property, new boundary wall/fence and raised terrace. Demolition of existing garage.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0672/2	Householder	41 Harrowgate Drive Birstall LE4 3GQ	Proposed single storey extension to rear and porch and canopy to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2021	Birstall Wanlip
P/21/0411/2	Householder	31 The Crossways Birstall Leicestershire LE4 4ED	Two storey side and rear extension	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Birstall Watermead
P/21/1106/2	Householder	39 Orchard Road Birstall LE4 4GD	Erection of single storey rear and side extension.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Birstall Watermead
P/21/1052/2	Householder	143 Stonehill Avenue Birstall LE4 4JG	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Birstall Watermead
P/21/1047/2	Householder	26 Acacia Avenue Birstall LE4 4HA	Two storey side & rear extension, lof conversion and internal alterations	GTDCON, Permission be granted subject to the following conditions:	15-Jul-2021	Birstall Watermead
P/21/0981/2	Householder	14 Farm Close Birstall LE4 4EG	Proposed two storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2021	Birstall Watermead
P/21/1372/2	Householder Prior Notification	44 Stonehill Avenue Birstall Leicestershire LE4 4JA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.9m, and height to the eaves of 2.7m.	PRINOT, Prior approval from the Council is not required	20-Jul-2021	Birstall Watermead
P/21/1341/2	Householder Prior Notification	36 Northfield Avenue Birstall Leicestershire LE4 4HW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.9m, and height to the eaves of 2.9m.	PRINOT, Prior approval from the Council is not required	21-Jul-2021	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1262/2	Full	599 A Loughborough Road Birstall LE4 4NH	New balcony, front dormer and alterations. New Front boundary wall and gate.	REF, Permission be refused for the following reasons:	30-Jul-2021	Birstall Watermead
P/21/0464/2	Householder	10 Kedleston Avenue Birstall Leicestershire LE4 4AT	Proposed two storey extension to side and single storey extension to front and rear, and porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Aug-2021	Birstall Watermead
P/21/0901/2	Householder	222 Birstall Road Birstall Leicestershire LE4 4DG	Proposed outbuilding to the rear of the application site	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Birstall Watermead
P/21/0799/2	Householder	119 Allington Drive Birstall LE4 4FF	Conversion of garage into 1 bed annex (retrospective application)	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Birstall Watermead
P/21/0205/2	Householder	12 Huntsmans Dale East Goscote Leicestershire LE7 3WX	Proposed first floor extension to side and single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Jul-2021	East Goscote Ward
P/21/0713/2	Householder	21 Willowbrook Way East Goscote LE7 4YW	Proposed first floor rear balcony and single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2021	East Goscote Ward
P/21/1406/2	Full	1 Freemans Way East Goscote LE7 3XT	Proposed single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	16-Aug-2021	East Goscote Ward
P/21/0107/2	Full	Sunday School Bradgate Road Newtown Linford Leicestershire LE6 0HE	Change of use of premises from public worship or religious institution (Class F1(f)) to retail shop (Class E(a)).	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0435/2	Householder	14 Nanhill Drive Woodhouse Eaves Leicestershire LE12 8TL	Erection of single storey outbuilding at rear of house	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Forest Bradgate
P/21/0881/2	Householder	Lane End Cottage 45 School Lane Woodhouse LE12 8UJ	Demolition of double garage and erection of replacement double garage to front/side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Forest Bradgate
P/21/1087/2	CL (Proposed)	Charnwood Forest Golf Club Breakback Road Woodhouse Eaves LE12 8TA	Certificate of lawful (proposed) development for; 1. Replacement front entrance door 2. Alter front entrance steps to a ramp 3. Replace rear windows for bi-folding door 4. Extend patio by 0.5m and resurface with printed concrete 5. Remove existing wall and erect new seating area with glazed screens and wall	REF, Permission be refused for the following reasons:	16-Jul-2021	Forest Bradgate
P/21/0788/2	Householder	12 Paterson Drive Woodhouse Eaves LE12 8RL	Proposed single storey extensions to front, side and rear including erection of car port. Changes to window fenestration and external finishes to front and rear elevations.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	Forest Bradgate
P/21/1103/2	Householder	7 Bird Hill Road Woodhouse Eaves LE12 8RP	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0822/2	Householder	57 Maplewell Road Woodhouse Eaves Leicestershire LE12 8RG	Proposed single storey extension to rear of dwelling. (Revised scheme - P/19/1453/2 refers)	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2021	Forest Bradgate
P/21/1374/2	Householder	9 Windmill Rise Woodhouse Eaves LE12 8SF	Single storey extensions to rear of detached bungalow.	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2021	Forest Bradgate
P/21/1283/2	Full	Land off Charley Road Ulverscroft Leicestershire LE12 9XJ	Conversion of agricultural building to form single dwelling with associated works (Resubmission of previously refused application; P/20/1909/2)	REF, Permission be refused for the following reasons:	13-Aug-2021	Forest Bradgate
P/20/1568/2	Full	Bradgate Park Bradgate Road Newtown Linford Leicestershire	Works to Newtown Linford and Hallgates overflow car parks including alterations to an existing vehicular access to Roecliffe Road, new internal access and egress roads to Hallgates overflow car park, new hard-surfaced access tracks fencing and walling, making them available for use all year round.	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Forest Bradgate Rothley & Thurcaston
P/21/1084/2	Householder	3 Angus Drive Loughborough LE11 4WH	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Loughborough Ashby
P/21/1012/2	Householder	4A Boyer Street Loughborough LE11 1DT	Proposed single storey extension to front of dwelling (Revised scheme - P/21/0441/2 refers).	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Loughborough Hastings
P/21/0976/2	Householder	12 King George Road Loughborough LE11 2PA	Rear single storey flat roof extension	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0832/2	Householder	152 Leicester Road Loughborough Leicestershire LE11 2AQ	Erection of garage to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Loughborough Hastings
P/21/0985/2	Householder	36 Stewart Drive Loughborough Leicestershire LE11 5PT	Single storey porch and rear extensions.	GTDCON, Permission be granted subject to the following conditions:	02-Jul-2021	Loughborough Hathern & Dishley
P/21/0639/2	Householder	4 Matthew Trigge Close Hathern LE12 5JR	Provision for 2No pitched roof dormer windows to frontage of detached dwelling	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Loughborough Hathern & Dishley
P/21/0946/2	Householder	24 Nightingale Avenue Hathern Leicestershire LE12 5JE	Alterations to existing front and rear dormers and insertion of roof lights	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Loughborough Hathern & Dishley
P/21/0947/2	Householder	22 Nightingale Avenue Hathern Leicestershire LE12 5JE	Alterations to existing front and rear dormers and insertion of rooflights	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Loughborough Hathern & Dishley
P/21/0635/2	Householder	2 Herriot Way Loughborough Leicestershire LE11 4RW	Extend 1.8m high timber fencing to square off residential curtilage to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2021	Loughborough Hathern & Dishley
P/20/2398/2	Householder	15 Shepshed Road Hathern Leicestershire LE12 5LL	Proposed two-storey extension to side of dwelling, erection of enlarged porch with balcony above to eastern elevation and first floor extension above garage.	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2021	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1218/2	CL (Proposed)	4 Matthew Trigge Close Hathern LE12 5JR	Certificate of lawful development (proposed) for side dormer and insertion of window at second floor on front elevation.	CLDPGRANT, Certificate of Lawful Proposed Development	22-Jul-2021	Loughborough Hathern & Dishley
P/21/1081/2	Householder	8 Bagley Close Loughborough LE11 5XU	Single storey extension to side of house	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Hathern & Dishley
P/21/1061/2	Householder	32 Rendell Street Loughborough Leicestershire LE11 1LL	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Loughborough Lemyngton
P/20/1559/2	Householder	62 Herbert Street Loughborough Leicestershire LE11 1NX	Erection of annex in rear garden.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Loughborough Lemyngton
P/21/1330/2	Full	3m Health Care Bishop Meadow Road Loughborough LE11 5RE	Siting of modular office building - removal or variation of condition 2 of planning permission P/16/1006/2 relating to temporary siting.	GTDCON, Permission be granted subject to the following conditions:	02-Aug-2021	Loughborough Lemyngton
P/21/0834/2	Householder	33 Howard Street Loughborough Leicestershire LE11 1PB	Retrospective application for a single storey extension to rear of dwelling.	REF, Permission be refused for the following reasons:	04-Aug-2021	Loughborough Lemyngton
P/21/0792/2	Full	17 A Limehurst Avenue Loughborough LE11 1PE	Alterations to car repair garage including raising of the eaves height and ridge height of the roof. Rear extension to building and installation of roller shutter door to front.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0080/2	Full	77 Burder Street Loughborough Leicestershire LE11 1JH	Change of use to Residential Institution (Class C2)	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2021	Loughborough Lemyngton
P/21/0741/2	Full	19 - 20 Baxter Gate Loughborough Leicestershire	Alterations to front elevation.	GTDCON, Permission be granted subject to the following conditions:	16-Aug-2021	Loughborough Lemyngton
P/21/0732/2	Householder	227A Nanpantan Road, Loughborough, LE11 3YD	Installation of dropped kerb to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Loughborough Nanpantan
P/21/1175/2	Householder	35 Kirkstone Drive Loughborough LE11 3RN	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Jul-2021	Loughborough Nanpantan
P/21/1188/2	Full	59 Ashleigh Drive Loughborough LE11 3HN	Two storey extensions to side and rear and conversion of detached dwelling to 2 flats (Use Class C3). Removal or variation of conditions 2 and 3 of P/20/0295/2 relating to approved drawings and proposed materials.	REF, Permission be refused for the following reasons:	20-Jul-2021	Loughborough Nanpantan
P/21/1220/2	Householder	7 Langdale Avenue Loughborough LE11 3RP	Proposed two storey side extension and first floor rear extension.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	Loughborough Nanpantan
P/21/1308/2	Householder Prior Notification	17 Oaklands Avenue Loughborough Leicestershire LE11 3JF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.5 m, with a maximum height of 3.35m, and height to the eaves of 3m.	PRIGRA, The prior approval of the Council is granted	30-Jul-2021	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0969/2	Full	Land to the North of Woodgate Drive Off Forest Road Loughborough	Proposed 1 no. 2-storey detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Loughborough Nanpantan
P/21/0995/2	Full	248 A Forest Road Loughborough LE11 3HX	Single storey extension to front and change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Loughborough Outwoods
P/21/1099/2	Householder	59 Belvoir Drive Loughborough LE11 2SN	Erection of single storey extension to side, access ramp and 1.2m high boundary fence with gate to front of house.	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2021	Loughborough Outwoods
P/21/1233/2	Householder	46 Woodbrook Road Loughborough Leicestershire LE11 3QD	Proposed single storey rear extension and lean-to roof over existing porch and garage.	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Loughborough Outwoods
P/21/0766/2	Householder	20 Outwoods Drive Loughborough Leicestershire LE11 3LT	Erection of single storey extensions to side and rear, erection of porch and canopy to front of dwelling and conversion of loft space including hip to gable roof construction. (Retrospective)	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Loughborough Outwoods
P/21/0895/2	Householder	28 Farndale Drive Loughborough Leicestershire LE11 2RQ	Conversion of and alterations to detached garage for use as a home office and ancillary living accommodation.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Loughborough Outwoods
P/21/0805/2	Householder	14 Outwoods Road Loughborough Leicestershire LE11 3LY	Erection of outbuilding to rear of dwelling to provide one-bed living annex (retrospective application)	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0966/2	Householder	73 Lansdowne Drive Loughborough Leicestershire LE11 2BX	Erection of single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Loughborough Shelthorpe
P/21/0948/2	Householder	323 Park Road Loughborough LE11 2HG	Single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Loughborough Shelthorpe
P/21/1215/2	Householder	123 Maple Road South Loughborough LE11 2JW	Single storey rear extension, including removal of outhouses to form kitchen extension with utility and WC	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	Loughborough Shelthorpe
P/21/0808/2	CL (existing)	6 Pulteney Avenue Loughborough Leicestershire LE11 2NA	Certificate of Lawfulness (existing) erection of a single dwelling (Class C3).	REF, Permission be refused for the following reasons:	23-Jul-2021	Loughborough Shelthorpe
P/21/1271/2	Full	131 Maple Road South Loughborough LE11 2JW	Erection of a single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Shelthorpe
P/21/0650/2	Full	160 Ashby Road Loughborough LE11 3AG	Change of use of dwelling (Class C3) to three flats and fenestrations alterations.	GTDCON, Permission be granted subject to the following conditions:	16-Jul-2021	Loughborough Southfields
P/21/0668/2	CL (existing)	34 Chestnut Street Loughborough LE11 3BE	Certificate of Lawfulness (Existing) for house in multiple occupation (use class C4).	GTD, Permission be granted unconditionally	23-Jul-2021	Loughborough Southfields
P/21/0958/2	CL (existing)	47 Arthur Street Loughborough LE11 3AY	Certificate of Lawfulness (Existing) for house in multiple occupation (use class C4).	GTD, Permission be granted unconditionally	23-Jul-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1064/2	Full	23 High Street Loughborough LE11 2PZ	Change of use from retail shop (Use Class E) to a hot food takeaway (Use Class Sui Generis) and installation of flue duct to rear.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Loughborough Southfields
P/21/0739/2	Full	Loughborough College Radmoor Road Loughborough Leicestershire LE11 3BT	Erection of two storey building for education use.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Loughborough Southfields
P/21/1259/2	Full	2-7 Market Street Loughborough LE11 3EP	Change of use of the first and second floors from ancillary Class E to Class C3 (Residential) to accommodate 9no. self-contained residential flats with associated external alterations, access and provision of a cycle/refuse store.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Southfields
P/21/1821/2	Full	4 & 6 Burleigh Road Loughborough LE11 3BA	Internal alterations and single storey extension to rear of 4 & 6 Burleigh Road to form additional bedroom and shower room to HMOs.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Southfields
P/21/1382/2	CL (existing)	16 Moorhen Way Loughborough LE11 3HH	Change of use (existing) from dwelling house (Use Class C3) to house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	09-Aug-2021	Loughborough Southfields
P/21/0478/2	Householder	36 Paget Street Loughborough Leicestershire LE11 5DS	Erection of single storey extension to rear of Class C4 House in Multiple Occupation.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1339/2	Householder	28 Carington Street Loughborough LE11 5NF	Erection of single storey detached annex in rear garden	REF, Permission be refused for the following reasons:	06-Aug-2021	Loughborough Storer
P/21/1141/2	Full	Epinal Way Care Centre, Hospital Way Loughborough LE11 3GD	Erection of single storey outbuilding for use as ancillary visitors room	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Loughborough Storer
P/21/1086/2	Householder	5 Cloud Lea Mountsorrel LE12 7DX	Proposed single storey extension to front and side of dwelling (Revised scheme - refusal P/20/0093/2 refers).	REF, Permission be refused for the following reasons:	07-Jul-2021	Mountsorrel
P/21/1082/2	Householder	61 Rockhill Drive Mountsorrel LE12 7DS	Proposed single storey extension to side and rear including a raised terrace to rear and side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Mountsorrel
P/21/0916/2	Householder	26 Wetherby Close Queniborough Leicestershire LE7 3FR	Single storey side extension between existing house and garage.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Queniborough
P/21/0388/2	Full	Horse and groom School Lane Queniborough Leicestershire LE7 3DJ	Erection of 5x wall lanterns and 7x LED Floodlights.	GTDCON, Permission be granted subject to the following conditions:	15-Jul-2021	Queniborough
P/21/0962/2	Householder	111 Laverton Road Hamilton Lea Leicestershire LE5 1WG	Removal of garage door, replacement window to front of house to facilitate conversion of garage to habitable room of house	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2021	Queniborough
P/21/1112/2	Householder	110 Laverton Road LEICESTER LE5 1WJ	Conversion of garage into habitable room and alterations to front elevation.	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0790/2	Householder	8 Barkby Road Queniborough Leicestershire LE7 3FD	Erection of single storey extension to side and rear of house.	GTDCON, Permission be granted subject to the following conditions:	03-Aug-2021	Queniborough
P/21/0481/2	Householder	151 The Ringway Queniborough Leicestershire LE7 3DP	Proposed single storey extension to the side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2021	Queniborough
P/21/0859/2	Householder	153 The Ringway Queniborough LE7 3DP	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2021	Queniborough
P/21/0950/2	Householder	64 Barkby Lane Barkby LE7 2BB	Proposed two storey front and single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2021	Queniborough
P/21/1057/2	Householder	88 Barkby Lane Barkby LE7 2BB	Proposed single storey side and rear extension and two storey side and rear extension, 2x new porch to front and side elevations, Detached garage (revised scheme P/21/0293/2).	GTDCON, Permission be granted subject to the following conditions:	16-Aug-2021	Queniborough
P/21/0843/2	Householder	5 Ellis Close Quorn LE12 8SH	Erection of two storey extension at side and single storey extension at side and rear of house.	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Quorn & Mountsorrel Castle
P/21/1123/2	Householder	69 Loughborough Road Quorn LE12 8DU	Single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	12-Jul-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1174/2	Householder	27 Paddock Close Quorn LE12 8BJ	Single storey extension to front. Alterations to fenestration and external materials, and erection of two storey extension to rear of detached house. (Revised scheme P/20/1809/2 refers)	GTDCON, Permission be granted subject to the following conditions:	16-Jul-2021	Quorn & Mountsorrel Castle
P/21/0867/2	Householder	118 Station Road Quorn LE12 8BS	Erection of first floor extension over garage, two storey extension to front single storey extension to front and side and other alterations to house.	GTDCON, Permission be granted subject to the following conditions:	16-Jul-2021	Quorn & Mountsorrel Castle
P/21/1142/2	Householder Prior Notification	5 Mansfield Street Quorn Leicestershire LE12 8BE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3m, with a maximum height of 3.46m, and height to the eaves of 2.35m.	PRINOT, Prior approval from the Council is not required	21-Jul-2021	Quorn & Mountsorrel Castle
P/21/0839/2	Householder	35 Meeting Street Quorn LE12 8EU	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	Quorn & Mountsorrel Castle
P/21/1307/2	Householder	61 A Leicester Road Quorn LE12 8BA	First floor side extension, single storey rear extension and conversion of existing garage to create additional living accommodation to dwelling house (Revised scheme P/20/0924/2 refers)	GTDCON, Permission be granted subject to the following conditions:	02-Aug-2021	Quorn & Mountsorrel Castle
P/21/1306/2	Advert Consent	2 Leicester Road Quorn LE12 8ET	Installation of various illuminated and non illuminated signs	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2021	Quorn & Mountsorrel Castle
P/21/1033/2	Householder	4 Pepper Drive Quorn LE12 8TT	Proposed first floor extension to existing dwelling and conversion of garage to residential annexe.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0810/2	Householder	24 Paddock Close Quorn Leicestershire LE12 8BJ	Construction of a new canopy roof above the existing balcony to the rear of the dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Aug-2021	Quorn & Mountsorrel Castle
P/21/0762/2	Householder	198 Loughborough Road Mountsorrel Leicestershire LE12 7AX	Proposed 2-storey extension to side and single storey extension to rear of existing dwelling; dropped kerb to front of property to enable on-site parking.	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Quorn & Mountsorrel Castle
P/21/1068/2	Householder	3 Mansfield Avenue Quorn Leicestershire LE12 8BD	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	16-Aug-2021	Quorn & Mountsorrel Castle
P/21/0845/2	Householder	979 Loughborough Road Rothley Leicestershire LE7 7NJ	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Jul-2021	Rothley & Thurmaston
P/21/1015/2	Householder	1 A Bradgate Road Cropston LE7 7GA	Conversion of existing garage into living accommodation. Erection of single storey front extension and detached garage to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Rothley & Thurmaston
P/21/1016/2	Householder	85 A Station Road Cropston LE7 7HG	Erection of two storey front extension and porch to front.	GTDCON, Permission be granted subject to the following conditions:	08-Jul-2021	Rothley & Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1219/2	Full	Former St Johns Ambulance North Street Rothley Leicestershire LE7 7NN	Demolition of the existing building on-site and the erection of an apartment building comprising of 4 no. dwellings and associated facilities, and alterations to the vehicular access and parking arrangements	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Rothley & Thurcaston
P/21/1305/2	CL (Proposed)	8 Rowe Leyes Furlong Rothley LE7 7LS	Certificate of lawful development (proposed) single storey rear extension	CLDPGRANT, Certificate of Lawful Proposed Development	16-Jul-2021	Rothley & Thurcaston
P/21/0755/2	Householder	47 Baum Drive Mountsorrel LE12 7WW	Proposed single storey extension to rear of existing garage.	REF, Permission be refused for the following reasons:	16-Jul-2021	Rothley & Thurcaston
P/21/0973/2	Householder	3 Flaxland Rothley Leicestershire LE7 7RJ	Proposed first floor side extension	GTDCON, Permission be granted subject to the following conditions:	20-Jul-2021	Rothley & Thurcaston
P/21/1203/2	Householder	32 Grangefields Drive Rothley LE7 7NB	Proposed single storey rear extension, rear dormer and the render and cladding of external walls	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2021	Rothley & Thurcaston
P/21/1113/2	Householder	38 The Ridgeway Rothley Leicestershire LE7 7LE	Proposed demolition of existing conservatory and removal of bay window, proposed new single storey side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	23-Jul-2021	Rothley & Thurcaston
P/21/0949/2	Full	240 Swithland Lane Rothley LE7 7UE	Installation of historic lift bridge for exhibition purposes.	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Rothley & Thurcaston
P/21/1133/2	Householder	94 A Countrymans Way Shepshed LE12 9RB	Erection of outbuilding to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2021	Shepshed East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0560/2	Householder	3 The Pastures Shepshed Leicestershire LE12 9FG	Proposed single storey extension to front/side of existing property (REVISED SCHEME).	GTDCON, Permission be granted subject to the following conditions:	02-Aug-2021	Shepshed East
P/20/1237/2	Full	Ingleberry Road Shepshed LE12 9GQ	The construction of a new 132kv Switching Station and associated works..	GTDCON, Permission be granted subject to the following conditions:	06-Aug-2021	Shepshed East
P/21/1065/2	Full	46A Charnwood Road Shepshed Leicestershire LE12 9NP	Change of use of building from storage or distribution (Use Class B8) to the provision of education (Use Class F1(a)). Provision of access ramp to front and alterations to fire escape to side.	GTDCON, Permission be granted subject to the following conditions:	09-Aug-2021	Shepshed East
P/21/1030/2	Householder	19 Kings Road Shepshed LE12 9HT	Erection of single storey extension to rear and side of dwelling	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2021	Shepshed East
P/21/1117/2	Householder	30 Wightman Close Shepshed Leicestershire LE12 9NQ	Erection of two storey extension to side and single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Shepshed West
P/21/0472/2	Change of Use Prior Notification	1-2 The Parade Anson Road Shepshed Leicestershire LE12 9QS	Change of use of 2 no. retail units from retail use (Use Class E) to residential use (Use Class C3) and associated alterations to existing shop fronts to create 2 no. dwellings.	PRINOT, Prior approval from the Council is not required	07-Jul-2021	Shepshed West
P/21/0725/2	Householder	15 Chapel Street Shepshed Leicestershire LE12 9AF	Proposed outbuilding to rear garden of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0917/2	Householder	61 Paradise Close Shepshed Leicestershire LE12 9PG	Single storey front extension	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2021	Shepshed West
P/21/1196/2	Householder	11 A New Walks Shepshed LE12 9AP	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2021	Shepshed West
P/21/0622/2	Householder	2 Glenfields Shepshed Leicestershire LE12 9LG	Single and two storey rear extensions.	GTDCON, Permission be granted subject to the following conditions:	21-Jul-2021	Shepshed West
P/21/0915/2	Householder	16 Blackbrook Close Shepshed Leicestershire LE12 9LD	Proposed two storey extension to side of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Jul-2021	Shepshed West
P/21/0658/2	Householder	11 Quaker Road Sileby LE12 7SA	Two storey side extension	GTDCON, Permission be granted subject to the following conditions:	14-Jul-2021	Sileby
P/21/1250/2	Householder Prior Notification	103 Seagrave Road Sileby LE12 7TW	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 2.63m, and height to the eaves of 2.1m.	PRINOT, Prior approval from the Council is not required	16-Jul-2021	Sileby
P/21/0211/2	Full	Derrys Nurseries Main Street Cossington Leicestershire LE7 4UU	Erection of 2.4m high boundary fencing.	REF, Permission be refused for the following reasons:	13-Jul-2021	Sileby Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1048/2	Householder	41 Barkby Road Syston LE7 2AG	Proposed single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Syston East
P/21/1158/2	Full	40 Barkby Road Syston LE7 2AF	Retention of 2no.external refrigeration units. Erection of acoustic fence at first floor level. (Retrospective application)	REF, Permission be refused for the following reasons:	15-Jul-2021	Syston East
P/21/1042/2	Householder	9 Millers Close Syston LE7 2JD	Proposed single storey extension to rear, and first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Jul-2021	Syston East
P/21/0993/2	Outline Planning Permission	1349 Melton Road Syston LE7 2EP	Outline application for one single storey dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Syston East
P/21/0910/2	Householder	22 Holmdale Road Syston Leicestershire LE7 2JN	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Syston East
P/21/1268/2	Full	9 Chestnut Close Syston LE7 2PU	Proposed single storey porch and garage extension	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Syston East
P/21/1162/2	Householder	19A St Johns Avenue Syston Leicestershire LE7 2AW	Erection of two storey extension at side, single storey extension at rear of house - Variation of condition 3 to application P/21/0312/2 (amend materials from brick to render)	GTDCON, Permission be granted subject to the following conditions:	02-Aug-2021	Syston East
P/21/0866/2	Householder	5 Cedar Drive Syston LE7 2PS	Proposed single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Aug-2021	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1206/2	Householder	171 Barkby Road Syston LE7 2AJ	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Aug-2021	Syston East
P/21/1230/2	Householder	41 Merton Avenue Syston LE7 2JP	Erection of single storey extension at rear of bungalow	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2021	Syston East
P/20/0900/2	Full	Land to side and rear of 1042 - 1044 Melton Road Syston LE7 2NN	Erection of two dwellings to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Syston West
P/21/0700/2	Full	103 C High Street Syston LE7 1GQ	Erection of detached building for storage or distribution (Use Class B8) and accessed off Flatten Way.	REF, Permission be refused for the following reasons:	06-Jul-2021	Syston West
P/21/1252/2	Advert Consent	Flogas HQ Watermead Business Park Ryans Way Leicester LE7 1PF	Proposed illuminated totem signage	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Syston West
P/21/1205/2	Householder	38 Barry Drive Syston LE7 1LX	Part retrospective application for change of use of detached double garage including dormer extension to front to provide an annexe.	REF, Permission be refused for the following reasons:	02-Aug-2021	Syston West
P/21/0558/2	Householder	27 Wanlip Road Syston Leicestershire LE7 1PA	Erection of single storey extension to side and rear, extend front porch and, extend dropped kerb to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2021	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1004/2	Householder	2 Barkby Lane Syston Leicestershire LE7 2BA	Proposed 2-storey extension to side and rear of existing dwelling to replace existing single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	12-Aug-2021	Syston West
P/21/0942/2	Full	Model Farm Buildings Prestwold Hall Prestwold Lane Prestwold Leicestershire LE12 5SQ	Change of use to a multi-function events space (use class: D2 and Sui Generis) together with internal alterations to buildings and installation of stove flue - Variation of condition 5 of P/20/1199/2 to replace the requirement for a sealed cesspit with a bio sewage treatment plant	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	The Wolds
P/21/0249/2	Reserved Matters	Walton Farm 31 Black Lane Walton On The Wolds Leicestershire LE12 8HN	Erection of an agricultural workers dwelling (Reserved Matters - appearance, landscaping, layout and scale) (Outline Permission P/20/1214/2 refers).	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	The Wolds
P/21/0589/2	Householder	The Dower House 77 Brook Street Wymeswold LE12 6TT	Proposed Victorian style greenhouse.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	The Wolds
P/21/0864/2	Full	Dungehill Farm Wide Lane Wymeswold LE12 6SE	Erection of agricultural building to house and feed livestock	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	The Wolds
P/21/0717/2	Full	Hammer and Pincers P.H 5 East Road Wymeswold Leicestershire LE12 6ST	Change of use of first floor flat (Use Class C3) to bed and breakfast accommodation (2 guest rooms Use Class C1).	GTDCON, Permission be granted subject to the following conditions:	12-Jul-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1165/2	Householder	7 Swifts Close Wymeswold LE12 6UG	Roof extensions to dwelling to create first floor accommodation and single storey extension to rear. Alterations to external materials to dwelling. (Revised scheme - P/21/0340/2 refers)		16-Jul-2021	The Wolds
P/21/1165/2	Householder	7 Swifts Close Wymeswold LE12 6UG	Roof extensions to dwelling to create first floor accommodation and single storey extension to rear. Alterations to external materials to dwelling. (Revised scheme - P/21/0340/2 refers)		16-Jul-2021	The Wolds
P/21/0295/2	Householder	18 Church Street Wymeswold Leicestershire LE12 6TX	Demolition of existing singe-storey extensions to host dwelling and associated outbuilding, and erection of part one-storey, part two-storey extension to the front & side of the host dwellinghouse.	GTDCON, Permission be granted subject to the following conditions:	19-Jul-2021	The Wolds
P/21/1007/2	Householder	2 Sheppards Orchard Wymeswold LE12 6TW	Erection of single storey extension to side/rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	The Wolds
P/21/0440/2	Householder	7 Hubbard Road Burton On The Wolds Leicestershire LE12 5AX	Proposed first and second storey extension to rear, including juliet balcony at first floor to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	The Wolds
P/21/0214/2	Householder	160 Humberstone Lane Thurmaston Leicestershire LE4 8HG	Proposed two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1119/2	Householder Prior Notification	173 Colby Drive Thurmaston Leicestershire LE4 8LE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 3m, and height to the eaves of 2.8m.	PRIREF, The prior approval of the Council is refused	02-Jul-2021	Thurmaston
P/21/0997/2	Householder Prior Notification	44 Price Way Thurmaston LE4 8BG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 4m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	02-Jul-2021	Thurmaston
P/21/1050/2	Householder	42 Manor Road Thurmaston LE4 8AG	Proposed loft conversion including alterations and extension to roof, dormer extension to rear of bungalow, and extend roof over front porch. (Revised scheme - refusal P/20/0744/2 refers).	REF, Permission be refused for the following reasons:	05-Jul-2021	Thurmaston
P/21/0944/2	Full	152 Colby Drive Thurmaston LE4 8LB	Two storey side and single storey front & rear extensions - Variation of condition 3 of P/20/1795/2 to amend external materials	GTDCON, Permission be granted subject to the following conditions:	06-Jul-2021	Thurmaston
P/21/0687/2	Householder	152 Humberstone Lane Thurmaston Leicestershire LE4 8HG	Proposed single storey extension to front and rear, and convert store to habitable room to dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Thurmaston
P/21/0905/2	Full	141 Colby Drive Thurmaston Leicestershire LE4 8LE	Erection of detached bungalow (Revised scheme P/19/1361/2 refers).	GTDCON, Permission be granted subject to the following conditions:	07-Jul-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1111/2	Householder	28 Festival Avenue Thurmaston LE4 8JA	Proposed loft conversion including conversion of hip roof to gable and installation of dormer window to rear and roof lights to front.	GTDCON, Permission be granted subject to the following conditions:	09-Jul-2021	Thurmaston
P/21/0753/2	Householder	19 Earls Way Thurmaston LE4 8FY	Erection of two storey extension to side/rear with single storey extensions to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Jul-2021	Thurmaston
P/21/1210/2	Householder	13 Church Hill Road Thurmaston LE4 8DD	Proposed first floor rear extension and single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	22-Jul-2021	Thurmaston
P/21/1028/2	Householder	917 Melton Road Thurmaston Leicester LE4 8EF	Erection of porch to front, single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	23-Jul-2021	Thurmaston
P/21/0807/2	CL (existing)	736 Melton Road Thurmaston Leicestershire LE4 8BD	Certificate of lawfulness for (existing) use as class F1 place of worship .	GTD, Permission be granted unconditionally	23-Jul-2021	Thurmaston
P/21/1157/2	Householder	29 Festival Avenue Thurmaston LE4 8JB	Proposed hip to gable and loft conversion with rear dormer.	GTDCON, Permission be granted subject to the following conditions:	26-Jul-2021	Thurmaston
P/21/1290/2	Householder	95 Ferndale Road Thurmaston LE4 8JE	Erection of single and two storey extension to side, single and two storey extension to rear of house.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Thurmaston
P/21/0955/2	Householder	63 Dovedale Road Thurmaston LE4 8NA	Erection of single storey extensions to front and rear of house.	GTDCON, Permission be granted subject to the following conditions:	05-Aug-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0836/2	Householder	35 Ivydale Road Thurmaston LE4 8NF	Proposed single storey extension to front and side, porch and canopy to front of dwelling, replace flat roof with pitched roof and convert garage to habitable room, and dropped kerb to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Aug-2021	Thurmaston
P/21/1386/2	Householder	46 Ivydale Road Thurmaston LE4 8NE	Proposed single storey front, side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	16-Aug-2021	Thurmaston
P/21/0826/2	Householder	21 Main Street Cossington LE7 4UU	Single storey rear extension/conservatory conversion and associated works	GTDCON, Permission be granted subject to the following conditions:	05-Jul-2021	Wreake Villages
P/21/0954/2	Householder	2 Wreake Drive Rearsby LE7 4YZ	Erection of single storey extension to side/rear of dwelling with garage conversion.	GTDCON, Permission be granted subject to the following conditions:	13-Jul-2021	Wreake Villages
P/21/1083/2	Householder	16 Orton Close Rearsby LE7 4XZ	Single Storey Rear Extension	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Wreake Villages
P/20/1138/2	Full	Sacred Heart Convent 61 Station Road Rearsby Leicestershire LE7 4YY	Partial demolition of existing convent refectory building in order to allow for redevelopment and creation of one residential dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Jul-2021	Wreake Villages
P/21/1229/2	CL (existing)	The Old Hangar Fosse Way Fuels Seagrave Road Thrussington LE7 4TR	Certificate of Lawfulness (existing) for the use of the land as residential (c3) including the occupation of a caravan as a dwelling.	GTD, Permission be granted unconditionally	05-Aug-2021	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1177/2	Householder	25 Church Lane Thrussington LE7 4TE	Single storey extensions to the front, side and rear and alterations to fenestration and external materials of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Aug-2021	Wreake Villages