



PLANS COMMITTEE

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

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

To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), 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 Woodgate Chambers on Thursday, 23rd September 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

15th September 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 26th August 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 102

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

103 - 115

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

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ

PLANS COMMITTEE 26TH AUGUST 2021

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Campsall, Forrest, Gerrard, Grimley,
Hamilton, Lowe, Ranson, Tillotson, Howe and
Murphy

Group Leader Development Management
Strategic Development Team Leader
Senior Planning Officer (DL)
Principle Planning Officer (LM)
Principal Solicitor – Planning, Property and
Contracts
Democratic Services Manager (KW)
Democratic Services Officer (EB)

APOLOGIES: Councillor Capleton, Charles and Savage

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.

16. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 15th July 2021 were confirmed as a correct record and signed.

17. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

18. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Gerrard – in relation to application P/20/2383/2 – She had called in a previous application on the site when Ward Councillor for the area and would therefore leave the meeting for this item.
- (ii) by Councillor Grimley - in relation to application P/20/2383/2 – He was pre-determined on the application and would therefore leave the meeting for this item.
- (iii) by Councillor Fryer – in relation to application P/20/2383/2 – She was Chair of Children and Families Overview Scrutiny Commission at Leicestershire County Council which covered issued such as schools

and special schools which were discussed under this item. She approached the application with an open mind.

19. 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 application P/20/2383/2 was also submitted (also filed with these minutes).

An agenda variance was agreed whereupon application P/21/1049/2 (A. Buttling. 21 Hazel Road, Loughborough, LE11 2JQ) was considered first.

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

Vice-Chair Councillor Bentley chaired the consideration of application P/20/2383/2.

The Strategic Development Team Leader took over as the Senior supporting officer for application P/20/2383/2.

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

- (i) Mr David Cannon (objector), Mr Peter Dutton (applicant) and Councillor Rod Axon (on behalf of East Goscote Parish Council) in respect of application P/20/2383/2;
- (ii) Ms Emily Weston (agent) in respect of application P/20/2368/2;

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 Bolton in respect of application P/21/1049/2;
- (ii) Councillors Needham and Poland in respect of application P/20/2383/2;
- (iii) Councillor Popley in respect of application P/20/2368/2.

RESOLVED

1. that, in respect of application P/21/1049/2 (A. Buttling. 21 Hazel Road, Loughborough, LE11 2JQ), 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/20/2383/2 (Gladman Developments Ltd. Land off Melton Road, East Goscote Leicestershire), 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;
3. that, in respect of application P/20/2368/2 (Mr Commons. 24 Loughborough Road Shepshed, Leicestershire, LE12 9DN), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

20. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

NOTES:

1. No reference may be made to these minutes at the Council meeting on 14th September 2021 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 – 23 September 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
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2	P/21/1155/2	Mr and Mrs Tandon The Spinneys Brand Lane Woodhouse Eaves LE12 8TY Erection of two storey side extension and associated internal alterations (Listed Building Consent)	Grant Conditionally	24
3	P/21/0615/2	Jack Casey Sturdee Poultry Farm Sowters Lane Burton on The Wolds Outline Application for the erection of up to 60 residential dwellings, with all matters reserved except access.	Grant subject to S.106 Agreement	34
4	P/18/2600/2	Mr Christopher Shield Home Farm, Main Street, Beeby Conversion of existing farmhouse and farm buildings, and erection of new building to form seven dwellings and rear extension to the existing cottage together with associated car parking, landscaping and access.	Grant Conditionally	64
5	P/21/0543/2	Mr A Bailey 133 Knightthorpe Road Loughborough Internal alteration to create 1 additional bedroom, proposed garden room/study to rear of House in Multiple Occupation (sui generis).	Grant Conditionally	91

Item No. 1

Application Reference Number P/21/1079/2

Application Type:	Householder	Date Valid:	29/6/2021
Applicant:	Mr and Mrs Tandon		
Proposal:	Erection of two storey side extension and associated internal alterations. New detached garage and carport building and new access gate		
Location:	The Spinneys Brand Lane Woodhouse Eaves LE12 8TY		
Parish:	Woodhouse	Ward:	Forest Bradgate
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it has been called in by Cllr Snartt for the following reasons:

- The proposed design conflicts with policies CS2 and CS14
- Potential harm to and loss of trees
- Impact on neighbouring amenity
- There are both objections against and in support for the application and believe it is right that it be determined by the Plans Committee

Description of the Application Site

The site contains a large detached dwelling built in the Arts and Crafts style believed to date from 1901. The Spinneys is a large detached house situated in grounds at the end of a long drive off Brand Lane. It has an irregular shape on plan consisting of the family rooms at the north end and the service rooms at the south end, partly arranged around an open yard, now enclosed, with a late C20 conservatory adjoining the west side. Externally, the building is faced with brick, rendered or painted, all in white, with roughcast render between the sections of applied timber-framing. The dressings are of ashlar stone, and the roof covering of Swithland slate laid in diminishing courses is from the nearby Swithland quarry. The building was grade II listed in July 2019 following the submission of an application to demolish the building and replace it with a new dwelling.

The site is one of a number of large houses that make up The Brand area of the Woodhouse Eaves Conservation area. The site is heavily wooded and, as such, the building cannot be seen from Brand Lane or any other public vantage points. Trees across the site frontage to Brand Lane are protected by tree preservation order. The nearest un-associated dwelling is its former coach house now under different ownership and occupied independently on its south-east side. The site is located in the countryside outside of the defined settlement limits of Woodhouse Eaves and lies outside of the National Forest.

Description of the Proposal

The application seeks planning permission for the demolition of part of the existing dwelling and conservatory and construction of a two storey side extension with detached garage and access gate. A separate application for listed building consent for the proposed alterations to the main house and grade II listed building is considered under application reference P/21/1155/2. The proposed extension seeks to replace part of an existing later service wing and C20 upvc conservatory with a modernist contemporary interventionist wing to contrast the irregular, informal and picturesque style of the original house. The proposal also includes some reconfiguration of the space internally to provide an addition that is suitable for modern day single unit family living. The proposal also includes the construction of a detached double car port and single garage building within the gardens to the front of the existing building and the installation of a five bar metal gate at the sites entrance from Brand Lane.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

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

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

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

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

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

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

Policy 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.

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.

The Woodhouse Neighbourhood Plan 2020- 2036 (Submission version February 2021)

Charnwood Borough Council has published its decision statement to hold a referendum on the Woodhouse Neighbourhood Plan on 28th October 2021. National guidance states that where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application. The policies relevant in the determination of the application are;

Policy H3: Limits to Development - Development proposals will be supported on the sites within the Limits to Development as shown in Figure 4 (below) where the proposal complies with the policies in this Neighbourhood Plan. Land outside the defined Limits to Development will be treated as open countryside, where

development will be carefully controlled in line with local and national strategic planning policies.

Policy H6: Design Standards - All commercial and residential development, including one or more houses, replacement dwellings and extensions, should have regard for the Village Design Statements (Appendix 5). Extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;

Policy Env 3: Protection Of Sites Of Natural Environment Significance – The sites mapped here (Figure 14) have been identified as being of local significance or higher for their natural environment features. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued. Development proposals affecting these sites will only be supported where the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features. If development cannot be avoided or adequately mitigated then planning permission should be refused.

Policy Env 4: Biodiversity, Woodland, Trees And Hedgerows, And Habitat Connectivity- Proposals for new development should incorporate measures for the protection and enhancement of local biodiversity

Other material considerations

The National Planning Policy Framework (July 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 National Planning Policy Framework as a whole.

The National Planning Policy Framework policy guidance of particular relevance to this proposal includes:

Section 12: Requiring well-designed places.

The National Planning Policy Framework recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively

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

Section 16 – Conserving and Enhancing the Historic Environment

In determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefit,

Planning Practice Guidance

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

National Design Guide

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

Design Supplementary Planning Document (January 2020)

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

Leicestershire Highways Design Guide

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

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant

Woodhouse Eaves Conservation Area Character Appraisal

The TCPA Listed Building and Conservation Areas Act 1990

Section 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard shall be had for preserving and enhancing listed buildings and their settings. Section 72 requires that special attention shall be had for preserving or enhancing the character and/or appearance of the conservation area.

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.

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.

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
Charnwood Design and Conservation	<p>Supports the application and overall concludes that the harm to the listed building is minor and less than substantial, which is outweighed by the public benefits which in this case are;</p> <ul style="list-style-type: none">• Attend to the significant deterioration of the building fabric, thus ensuring its long-term future.• Upgrade and extend the living accommodation to promote its longevity as a single-family occupation dwellinghouse and preserve its significance as a heritage asset for the future.• Take account of the desirability of sustaining and enhancing the significance of heritage assets, continuing their viable use consistent with their conservation. <p>With regard to Woodhouse Eaves Conservation Area, it is considered that the proposals will at least preserve (with the potential to enhance) the character and</p>

	appearance of the conservation area.
Woodhouse Parish Council	<ul style="list-style-type: none"> • The listed feature such as wood panelling and staircase should be protected. • Not confident that sympathetic alterations will be made due to history of applications on the site • The listed building should remain as the dominant feature on the site • Scale and design of the extensions must not overwhelm the original Arts and Crafts building or interfere with its narrative – extensions seem to be extensive. • Objects to the flat roof extension to the front which is unattractive • No objection to two small trees nearest the house but request that measures are taken to protect remaining trees.
Ward Councillor Snartt	<ul style="list-style-type: none"> • The proposed design conflicts with policies CS2 and CS14 • Potential harm to and loss of trees • Impact on neighbouring amenity • There are both objections against and support for the application and believe it is right that it be determined by the Plans Committee
Historic England	Does not wish to offer any comments. Suggest that the Local Planning Authority seek the views of your specialist conservation and archaeological advisers, as relevant.
The Victorian Society	The proposed extensions are entirely out of keeping with the character of the property, and would have a highly deleterious impact on the integrity of this fine, virtually unaltered, house

Other Comments Received

7 letters of objection have been received from local residents. The list below summarises the areas of concern that have been raised by residents with regard to the application. Please note that residents' comments can be read in full on the Council's website www.charnwood.gov.uk

- Poor design which is out of character with the existing building and the conservation area
- Irreversible harm to features, character and significance to the listed building
- Removal of trees and loss of privacy
- Harm to ecology
- Impact of traffic and building work on the immediate area
- Distance of the proposed garage from the house impractical

7 letters of support have been received from local residents. The list below summarises the areas of support for the application.

- The proposals which respect the original core of the Arts and Crafts house whilst removing and replacing later alterations and extensions with a high quality and replacement.
- Later additions to be removed detract from the building and replace with one extension which will be an improvement to the existing.
- The building cannot be seen and will not have any impact on the surrounding area
- Removal of non-native trees will be of benefit
- Proposals will vastly increase the energy efficiency of this building
- Listed status does not preclude development
- Substantial investment in the property will secure its long term future as a family home.

Planning History

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

P/19/0952/2 - Demolition of existing detached dwelling and construction of new six bedroom detached dwelling. This application was refused.

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, in this regard.

The main issues are considered to be:

- The principle of the proposed development;
- Visual and Landscape Impact
- Design and Amenity
- Heritage
- Other matters

Principle of the proposed development

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 development plan for Charnwood comprises the Core Strategy and those saved policies within the Local Plan which have not been superseded by the Core Strategy.

The vision for the Borough as set out in the Charnwood Local Plan 2011-2028 Core Strategy (2015) confirms that by the end of the plan period Charnwood will be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life and the environment.

The site is located in the countryside as defined by saved policy ST/2. Extensions to existing dwellings are not restricted by this policy providing they accord with the other relevant policies of the development plan. The application therefore falls to be considered in terms of its design, impact on the landscape, heritage assets, impact on amenity and ecology.

Visual and Landscape Impact

Policy CS11 seeks to protect the character of our landscape and countryside by requiring new development to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of local Landscape Character Assessment. Saved Policy CT2 of the Borough of Charnwood Local Plan also seeks to protect areas of countryside from development whereby it would harm the character and appearance of the countryside. Only where development accords with CT/1 is policy CT/2 engaged. As the development proposed is in accordance with CT/1, Policy CT/2 is engaged.

The site is located within a site that is densely screened from Brand Lane and cannot be seen from any other vantage points. Any impact is therefore limited to the immediate site and its setting. The immediate setting is characterised by the presence of the large dwelling and its established gardens which is bound by mature trees. The proposal to extend and build within this setting would not erode or harm this character or the character of the countryside generally. Accordingly, it is considered the application accords with policies CT/1, CT/2 and CS11.

Design and Amenity

Local plan policies CS2 and EV/1 seek to require high quality design to create places where people would wish to live through design that responds positively to its context. Policies CS2 and EV/1 also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. Section 12 of the National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and good design is a key aspect of sustainable development, creates better places

in which to live and work. Paragraph 130 of the National Planning Policy Framework 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. Policy H6 of the Neighbourhood Plan states that contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.

In terms of the demolition of the existing later additions, the proposal would return the proportions of this wing of the house to its original design. The proposed extension would subsequently be more visually distinct from the house through the use of the link glazing, and bronze wrapping around to create distinct lines of old and new. The contrast between the original building and the contemporary extension forms a well-established interventionist architectural approach to design and evolution of historic buildings and there is no objection in principle to this approach.

In terms of scale and proportion of the proposed extension, it is considered that the extension when read against the most principal elevations of the building (front and rear), it would represent a subservient addition which allows for the original existing historic building to remain the most dominant feature on the site.

In terms of the proposed outbuilding, this is situated within a wooded enclave away from the main house and is proposed to be constructed in a traditional style with timber and slate to reflect the woodland setting and the era of the original house. There is no concern with this approach to the design of the outbuilding.

Concerns have been raised that the proposal would result in the loss of privacy to the occupiers of the nearest dwelling, The Coach House on its south eastern side. The distance of the proposed extension to the coach house at its nearest point is approximately 22m. When taking into account the predominantly side facing relationship of the two dwellings and the fact that the private garden area of The Coach House is situated out of view and obscured by the building itself, it is not considered that there would be any material loss of privacy to the occupiers of this dwelling. Whilst the proposal includes the removal of trees within the site to provide more space and light to the proposed extension, it is not considered that the removal of the trees proposed would lead to uninterrupted views between properties. Accordingly, it is not considered that the proposal would result in an unacceptable detrimental impact with regards to residential amenity.

For the reasons set out above, it is considered overall that the application would deliver a scheme of which the design accords with Policy CS2, EV/1, H/17, H6 and the Design Guide.

Heritage

Policy CS14 of the Core Strategy seeks to conserve heritage assets and their settings. Paragraph 190 of the National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

The site is not identified within the Woodhouse Neighbourhood Plan as a heritage asset and as such is not subject to any specific heritage policies within the neighbourhood plan.

In the case of determining planning applications, Section 66 of the Town and Country Planning (Listed building and Conservation areas) Act 1990 requires that special regard shall be had for preserving and enhancing listed buildings and their settings. Section 72 requires that special attention shall be had for preserving or enhancing the character and/or appearance of the conservation area.

Woodhouse Eaves Conservation Area

The Spinneys is located in an area known as The Brand, within the boundary of the Woodhouse Eaves Conservation Area. The backdrop of Charnwood Forest forms a vital part of Woodhouse Eaves and a major part of the conservation area comprises the woodland and meadows surrounding The Brand. At the time of the preparation of the Conservation Area Character Appraisal for Woodhouse Eaves, the section of the conservation area where The Spinneys is located could only be carried out by observation from the roads and not from any part of the private estates. Thus, most of the individual important large houses were not fully described and the Character Appraisal acknowledges that there may be important elements which have not been appraised.

Since the preparation of the Character Appraisal, the importance and significance of the large houses has been recognised and The Spinneys is considered to be one of the most important of these. The building is acknowledged to be an extremely fine example of the Arts & Crafts style of architecture, with the majority of the original details still intact, both externally and internally. It is recognised that The Spinneys does not necessarily contribute to the street scene but it does contribute to the wider historic evolution of the landscape of this part of the conservation area, as well as contributing to the grounds of the house, which form part of the conservation area. Given the extended building would ensure its retention as a large single dwelling, it is considered that the development as proposed, and the building in its evolved form would ensure the contribution it makes to the conservation area is preserved. Furthermore, the building is completely screened and its visual contribution to the conservation would remain unchanged, therefore in this regard it would also preserve the character and appearance of the conservation area.

It is considered that the proposal would at least preserve the character and appearance of the conservation area and would contribute towards the evolution of this house and the contribution it makes to the conservation area with a high quality contrasting statement piece of architecture.

The Listed Building and its setting

The building appears on the 1903 ordinance survey map and is thought to be of Edwardian construction in a distinctive Arts and Crafts style.

Many original features exist both internally and externally, including a mullioned main entrance, sweeping staircase, wooden panelling and parquet flooring which contribute to its historic significance. Full records of the building's internal and

external features that remain are set out within Historic England's Listing Inspectors Report and within the submitted Heritage Statement. It is therefore acknowledged that The Spinneys represents a rare and exciting discovery of a building with true historic and architectural significance and all efforts should be made to secure its future.

A key aspect to consider in respect of the listed building is the proposed partial demolition of the service wing and the C20 conservatory. It is clear from studying the original architect's plans, that the garages, stores and external staircase to the south of the building are later modifications and additions. The existing conservatory is a late 20th century installation that is of very poor quality and is an unsympathetic addition to the original building. The removal of the conservatory and the small external staircase flight would be a positive aspect of the proposals and would be considered to improve the appearance and character of the building. The later extensions to the house included a 1st floor Study accessed via an extension to the staircase landing, built over a ground floor Store. Although these are not built at the same time as the original Arts & Crafts building and are not of the same build quality, they are part of the history and development of the house and represent a time in the history of the house when additional accommodation was required to suit the needs of the owners at that time. As such, the removal of these elements would be considered to result in harm. The level of this harm is considered to be less than substantial and at the low end of the scale but, nevertheless, this has to be balanced against any public benefit in the overall planning balance.

In terms of the proposed extensions it should be noted that most historic buildings reflect the cumulative changes of different ownership and these themselves can add to the special interest of the listed building, reflecting social and individual values and needs. As previously stated the partial demolition involves the removal of later 20th century additions to the house which, although of a certain value, the removal of these elements is not considered to significantly impact on the original Arts & Crafts house - the more utilitarian servants areas are still retained in part by the relatively unaltered services wing. Similarly, the proposed extension is located at the area where the later additions have taken place and although relatively large, the extension is set back and is not considered to over-dominate, remaining subservient to the listed building. Whilst the recent listing of the building has introduced a much greater degree of control, it does not restrict the stylistic or architectural approach to any future extensions.

The proposal is considered to be a well-proportioned and well-informed response to the existing heritage assets and, provided that the detailing is carefully considered and high quality materials are specified (all of which can be conditioned), it is considered that it has the potential to be an exciting piece of 21st century architecture. The design approach of the proposal is considered to be a successful contemporary interventionist approach that still very much conserves the original building's Arts & Crafts architecture whilst giving a new lease of life to what are considered to be lesser quality sections of the building and to the overall building fabric.

In terms of the proposed garage outbuilding, due to the distance and degree of natural screening, together with the sensitive traditional approach to the design and

use of materials, it is not considered that this proposed building would have any impact on the setting of the listed building. The proposed metal five bar gate would provide security for the occupiers and would represent a modest sympathetic design appropriate to style of the original house and to the frontage and wider character of Brand Lane.

In accordance with section 66 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve the listed building and its setting which affected by the application. It is also considered that in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal would preserve the character and appearance of the Woodhouse Eaves conservation area.

The overall harm identified in respect of the above mentioned heritage assets is considered to be very minor and less than substantial. In accordance with Paragraph 202 of the NPPF, where there is less than substantial harm to a heritage asset, this should be weighed against the public benefits of the proposal. This assessment is set out in the conclusion and planning balance below.

Other Matters

In terms of highway safety and parking, it is considered that the proposals would not increase parking requirement in accordance with policy TR/18 or the Leicestershire Highways Design Guide nor would it increase the use of the access as it is proposed to remain as a single family unit. Concerns have been raised that construction traffic could result in harm or danger due to the narrowness and limited visibility of the access. However, the safety of the access for construction traffic is a matter dealt with under the Construction Phase Health and Safety Plan covered by the CDM Regulations 2015 and would be in place prior to construction and would consider such issues.

In respect of flooding, the site is not located within flood zone 1 and therefore not at high risk of flooding. The applicant has a responsibility under the building regulations to ensure any additional surface water is disposed of on-site via suitable methods without resulting in any increase run off to neighbouring properties.

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. The application is supported by a protected species survey. Overall the habitats within the site were considered to be of limited ecological value, with only small areas considered to have the potential to support protected/notable faunal species (as per those listed in the submitted survey). The removal of a small number of trees and hedgerow habitats would not cause significant impact and potential enhancements could be made as part of the detailed design of the development (integrated bird and bat boxes).

Subject to the imposition of a condition requiring a scheme of ecological mitigation, which can also be secured by way of a landscaping scheme also to be agreed, it is considered that the proposal accords with policy CS13 and the National Planning Policy Framework in respect of biodiversity and ecology.

A Leicestershire County Council TPO protects a block of trees to the east fronting Brand Lane and a perimeter tree belt to the southern boundary. None of these trees will be affected. The site is covered by the Woodhouse Eaves Conservation Area and it is accepted that the proposed loss of five trees within the site will not impact the character and appearance of the conservation area. The losses will only be noticeable within the inner visual envelope of the land adjacent to the dwelling. It is recommended that replacement trees be planted of which details shall first be submitted and agreed by way of a planning condition.

Conclusion and Planning Balance

For the reasons set out above, it is considered the proposal would not result in any landscape harm or harm to the character and appearance of the countryside. The proposal would preserve the amenity of those that live nearby and would represent an appropriate design response to the existing building.

It is considered that the development would cause minor and less than substantial harm to the significance of heritage assets (the listed building and its setting). However in accordance with paragraph 202 of the National Planning Policy Framework, it is considered that the public benefits of the proposal when considered overall outweigh the less than substantial harm. The public benefits are acknowledged to be the creation of a more sustainable dwelling in the long term and ephemeral construction jobs during the construction process. Adapting the building to suit modern day living will ensure its longevity as a single occupation dwelling house and therefore preserve its significance as a heritage asset for the future, which is given positive weight. These benefits are given positive weight and outweigh the harm which has been identified to the designated heritage asset, that being the listed building and its setting. There would be no harm to the character and appearance of the conservation area.

Overall the application is therefore recommended for approval subject to conditions.

RECOMMENDATION:-

This planning permission is granted subject to the following Conditions and Reasons why they are imposed

1.	The development, hereby permitted, shall be begun not later than 3 years from the date of this permission REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2.	The development hereby permitted shall be carried out in accordance with the following approved plans:

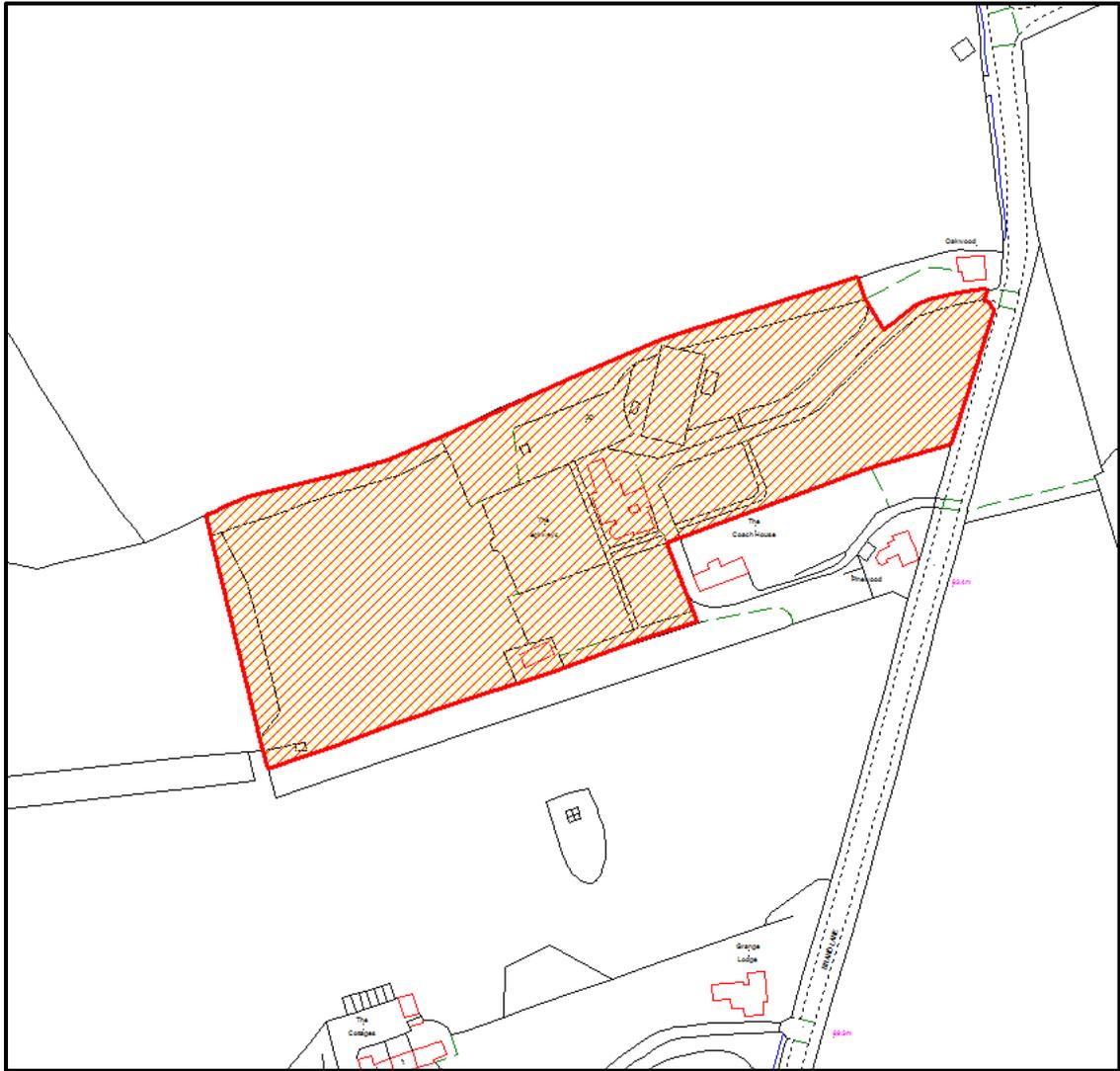
	<p>20.209.S01.09 A 20.209.S03.10 A 20.209.S03.01 20.209.S03.02 20.209.S03.03 20.209.S03.04 20.209.S03.05 20.209.S03.06 20.209.S03.07 20.209.S03.08 20.209.S03.11 20.209.S03.12</p> <p>REASON: To provide certainty and define the terms of the permission</p>
3.	<p>Prior to the commencement of development, samples of all materials, together with large scale drawings of key components, windows, doors, roof lights, roof eaves and verges shall be submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>REASON: To ensure the satisfactory appearance and finish of the development in accordance with policy CS2, EV1, H17 and CS14</p>
4.	<p>No development, including site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the local planning authority:</p> <ul style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard areas; ii) full details of tree planting; iii) planting schedules, noting the species, sizes, numbers and densities of plants; iv) finished levels or contours; v) any structures to be erected or constructed (including boundary treatments or enclosures); and vi) functional services above and below ground <p>REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with policy CS2, CS14 and CS13 of the Core Strategy</p>
5.	<p>No development, including site works, shall begin until the trees to be retained within the application site have been protected, in a manner previously agreed in writing by the local planning authority. The trees shall be protected in the agreed manner for the duration of building operations on the application site.</p> <p>REASON: The trees and hedgerows are an important feature in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site in accordance with policies CS2, CS11 and CS13</p>

6.	<p>No development approved by this planning permission shall commence until an Ecological Mitigation Strategy is submitted that accords with the recommendations contained within Section 5 of the submitted and approved Protected Species Survey by CBE Consulting. The development shall thereafter be carried out in accordance with the approved mitigation measures, completed prior to occupation of the approved extension and retained as such in perpetuity.</p> <p>REASON: to mitigate the impacts of the development during the construction phase and over the lifetime of the development in accordance with Policy CS13 of the Core Strategy and to ensure that there is no net loss of biodiversity on site.</p>
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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, CS11, CS13, CS14, CS16, CS25, ST/2, CT/1, CT/2, EV/1 and TR/18. 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 (2021), in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and in accordance with the Town and Country Planning (Listed buildings and Conservation areas) Act 1990.



Item No. 2

Application Reference Number P/21/1155/2

Application Type:	Listed Building Consent	Date Valid:	29/6/2021
Applicant:	Mr and Mrs Tandon		
Proposal:	Erection of two storey side extension and associated internal alterations.		
Location:	The Spinneys Brand Lane Woodhouse Eaves LE12 8TY		
Parish:	Woodhouse	Ward:	Forest Bradgate
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it has been called in by Cllr Snartt for the following reasons:

- The proposed design conflicts with policies CS2 and CS14
- Potential harm to and loss of trees
- Impact on neighbouring amenity
- There are both objections against and support for the application and believe it is right that it be determined by the Plans Committee

Description of the Application Site

The site contains a large detached dwelling built in the Arts and Crafts style believed to date from 1901. The Spinneys is a large detached house situated in grounds at the end of a long drive off Brand Lane. It has an irregular shape on plan consisting of the family rooms at the north end and the service rooms at the south end, partly arranged around an open yard, now enclosed, with a late C20 conservatory adjoining the west side. Externally, the building is faced with brick, rendered or painted, all in white, with roughcast render between the sections of applied timber-framing. The dressings are of ashlar stone, and the roof covering of Swithland slate laid in diminishing courses is from the nearby Swithland quarry. The building was grade II listed in July 2019 following the submission of an application to demolish the building and replace it with a new dwelling.

The site is one of a number of large houses that make up The Brand area of the Woodhouse Eaves Conservation area. The site is heavily wooded and as such the building cannot be seen from Brand Lane or any other public vantage points. Trees across the site frontage to Brand Lane are protected by tree preservation order. The nearest un-associated dwelling is its former coach house now under different ownership and occupied independently on its south-east side. The site is located in the countryside outside of the defined settlement limits of Woodhouse Eaves and lies outside of the National Forest.

Description of the Proposal

The application seeks listed building consent for the demolition of part of the existing dwelling and conservatory and construction of a two storey side extension with associated internal alterations. A separate planning application for the proposed extensions and alterations to the main house and grade II listed building is considered under application reference P/21/1079/2. The proposed extension seeks to replace part of an existing later service wing and C20 upvc conservatory with a modernist contemporary interventionist wing to contrast the irregular, informal and picturesque style of the original house. The proposal also includes some reconfiguration of the space internally to provide an addition that is suitable for modern day single unit family living and to upgrade the house generally to remedy issues of damp and deterioration.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

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.

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.

Section 16 – Conserving and Enhancing the Historic Environment

In determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefit,

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 TCPA Listed Building and Conservation Areas Act 1990

Section 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard shall be had for preserving and enhancing listed buildings and their settings.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 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.

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
Charnwood Design and Conservation	Supports the application and overall concludes that the harm to the listed building is minor and less than substantial, which is outweighed by the public benefits which in this case are; <ul style="list-style-type: none">• Attend to the significant deterioration of the building fabric, thus ensuring its long-term future.• Upgrade and extend the living accommodation to promote its longevity as a single-family occupation dwellinghouse and preserve its significance as a heritage asset for the future.• Take account of the desirability of sustaining and enhancing the significance of heritage assets, continuing their viable use consistent with their conservation.
Woodhouse Parish Council	<ul style="list-style-type: none">• The listed feature such as wood panelling and staircase should be protected.• Not confident that sympathetic alterations will be made due to history of applications on the site

	<ul style="list-style-type: none"> • The listed building should remain as the dominant feature on the site • Scale and design of the extensions must not overwhelm the original Arts and Crafts building or interfere with its narrative – extensions seem to be extensive. • Objects to the flat roof extension to the front which is unattractive • No objection to two small trees nearest the house but request that measures are taken to protect remaining trees.
Ward Councillor Snartt	<ul style="list-style-type: none"> • The proposed design conflicts with policies CS2 and CS14 • Potential harm to and loss of trees • Impact on neighbouring amenity • There are both objections against and support for the application and believe it is right that it be determined by the Plans Committee
Historic England	Does not wish to offer any comments. Suggest that the LPA seek the views of your specialist conservation and archaeological advisers, as relevant.

Other Comments Received

2 letters of support have been received from local residents. The list below summarises the areas of support for the application.

- The proposals which respect the original core of the Arts and Crafts house whilst removing and replacing later alterations and extensions with a high quality and replacement.
- Later additions to be removed detract from the building and replace with one extension which will be an improvement to the existing.
- The building cannot be seen and will not have any impact on the surrounding area

Planning History

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

P/19/0952/2 - Demolition of existing detached dwelling and construction of new six bedroom detached dwelling. This application was refused.

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, in this regard.

The main issues are considered to be:

- Heritage
- Other matters

Heritage

Policy CS14 of the Core Strategy seeks to conserve heritage assets and their settings. Paragraph 190 of the National Planning Policy framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. The site is not identified within the Woodhouse Neighbourhood Plan as a heritage asset and as such is not subject to any specific heritage policies within the neighbourhood plan.

In the case of determining planning applications, Section 66 of the Town and Country Planning (Listed building and Conservation areas) Act 1990 requires that special regard shall be had for preserving and enhancing listed buildings and their settings.

The Listed Building

The building appears on the 1903 ordinance survey map and is thought to be of Edwardian construction in a distinctive Arts and Crafts style.

Many original features exist both internally and externally, including a mullioned main entrance, sweeping staircase, wooden panelling and parquet flooring which contribute to its historic significance. Full records of the building’s internal and external features that remain are set out within Historic England’s Listing Inspectors Report and within the submitted Heritage Statement. It is therefore acknowledged that The Spinneys represents a rare and exciting discovery of a building with true historic and architectural significance and all efforts should be made to secure its future.

A key aspect to consider in respect of the listed building is the proposed partial demolition of the service wing and the C20 conservatory. It is clear from studying the original architect’s plans, that the garages, stores and external staircase to the south of the building are later modifications and additions. The existing conservatory is a

late 20th century installation that is of very poor quality and is an unsympathetic addition to the original building. The removal of the conservatory and the small external staircase flight would be a positive aspect of the proposals and would be considered to improve the appearance and character of the building. The later extensions to the house included a 1st floor Study accessed via an extension to the staircase landing, built over a ground floor Store. Although these are not contemporary with the original Arts & Crafts building and are not of the same build quality, they are part of the history and development of the house and represent a time in the history of the house when additional accommodation was required to suit the needs of the owners at that time. As such, the removal of these elements would be considered to result in harm. The level of this harm is considered to be at the low end of the scale but, nevertheless, this has to be balanced against any public benefit in the overall planning balance. The internal and external proposed alterations to the existing listed building are considered below

The Basement

This area of the building is of less significance than the other parts of the building, nevertheless, care has been taken to retain the important elements that are considered to have architectural and/or historic significance. The need to address the central heating system and the current damp/flooding issues within the basement is accepted. The existing internal face of the external wall to the basement does not contain any significant features, accordingly the proposed internal thermal lining of these walls is acceptable.

The Ground floor

The listing description identifies that the interior of the building has a similar high standard of design to the exterior, demonstrating the fine craftsmanship and use of good quality materials typical of Arts & Crafts houses. The suite of reception rooms is almost wholly intact and the plan form is still legible.

It is accepted that the concrete floor to the Drawing Room (referred to as Lounge in application) requires lifting and a new floor constructed. Any important original floor coverings, such as parquet are to be carefully removed for relaying. It is also noted that that features such as architraves/skirting boards and the panelled window seat to the east bay window are to be carefully protected and retained.

The enlargement of the door opening to the 'Entrance Hall' as proposed is considered to be acceptable and would mitigate the harm that would have been caused by the impact on the plan-form and the loss of internal wall panelling to the entrance hall, important features described in the listing details. Whilst there would still be some alteration by realigning the door, this is considered acceptable.

The lobby to the south end of the servant's staircase enclosure is considered to be part of the later additions and the removal of this is considered acceptable. The formation of an opening to the south wall of the Dining Room to provide connectivity to the kitchen is considered acceptable and would result in less impact on the original plan-form of the building and is more conducive to modern family living.

The First Floor

It is a positive aspect of the scheme that the built-in cupboards to the corridor have been retained. The opening up of the east Bathroom to form an open seating area is considered to be an improvement, resulting in less impact on the plan-form and on historic fabric.

The more minor alterations to internal walls and the erection of new lightweight partitions to facilitate the installation of ensuite bathrooms as indicated on the plan would, subject to more detailed drawings and specifications (subject to conditions), be considered acceptable.

The Second Floor

The formation of a new bedroom and bathroom would appear to involve minimal loss of historic fabric and impact on plan form. Subject to final details (subject to conditions), this would be considered acceptable.

The Exterior

It is noted that the chimney stack to the south elevation is not considered to be an original feature and has been replaced insensitively at some point. It is, nevertheless an important element and provides balance to the composition of the house. The dismantling of this and rebuilding in reclaimed bricks to match the other, more subservient stacks would be acceptable and is a positive aspect of the scheme.

The installation of conservation style rooflights to the rear elevation, whilst allowing a degree of natural light, it is not considered that this would significantly impact on the ambience of the internal staircase or on the overall composition of the west elevation not result in the unacceptable loss of historic fabric. There is a small degree of harm associated with this aspect of the scheme.

Overall, it is considered that the proposals would conserve the building as a heritage asset in accordance with Policy CS14 of the Core Strategy (2015).

In accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve the listed building its setting and features of special architectural or historic interest which it possesses. It is therefore considered positively in relation to the duty under that section of The 1990 Act.”

The overall harm identified in respect of the above mentioned heritage assets is considered to be very minor and less than substantial. In accordance with Paragraph 202 of the National Planning Policy Framework, where there is less than substantial harm to a heritage asset, this should be weighed against the public benefits of the proposal. This assessment is set out in the conclusion and planning balance below.

Other Matters

Concerns have been raised in respect of highway safety, ecology, amenity and trees. However, the scope of such matters cannot be considered under the listed building consent application as the considerations are limited to the impact on the

heritage asset only. These matters are considered under the associated planning application.

Conclusion and Planning Balance

It is considered that the development would cause minor and less than substantial harm to the significance of heritage assets (the listed building and its setting). However in accordance with paragraph 202 of the National Planning Policy Framework, it is considered that the public benefits of the proposal when considered overall outweigh the less than substantial harm. The public benefits are acknowledged to be the creation of a more sustainable dwelling in the long term and ephemeral construction jobs during the construction process. Adapting the building to suit modern day living will ensure its longevity as a single occupation dwelling house and therefore preserve its significance as a heritage asset for the future, which is given positive weight. These benefits are given positive weight and outweigh the harm which has been identified to the designated heritage asset, that being the listed building and its setting.

Overall the application is therefore recommended for approval subject to conditions.

RECOMMENDATION:-

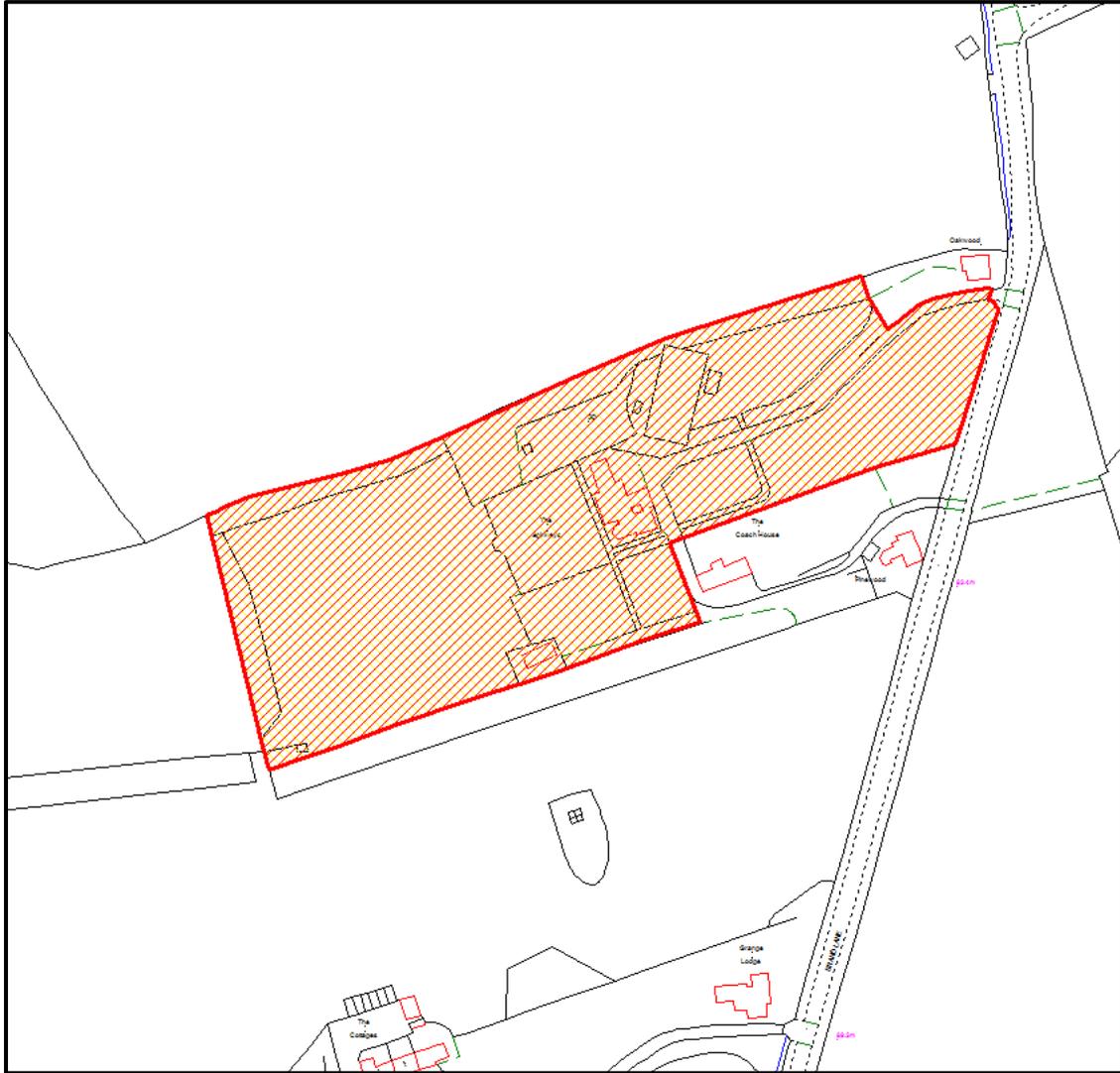
This planning permission is granted subject to the following Conditions and Reasons why they are imposed

1.	<p>The works must be begun not later than the expiration of three years beginning with the date on which consent is hereby granted.</p> <p>REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)</p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>20.209.S01.09 A 20.209.S03.10 A 20.209.S03.01 20.209.S03.02 20.209.S03.03 20.209.S03.04 20.209.S03.05 20.209.S03.06 20.209.S03.07 20.209.S03.08 20.209.S03.11 20.209.S03.12</p>

	REASON: To provide certainty and define the terms of the permission
3.	<p>Prior to the installation of the new heating system, detailed drawings together with a method statement clearly describing the system and how services pipes, conduits etc. are to be distributed and fixed shall be submitted to and approved in writing by the local planning authority. The heating system shall thereafter be installed in accordance with the approved drawings.</p> <p>REASON: to ensure the new heating system does not result in the unacceptable harm or loss of building fabric that contributes to the significance of the listed building in accordance with Policy CS14</p>
4.	<p>Prior to the removal of any internal fabric and features, detailed drawings and specifications of alterations to internal walls and the erection of new lightweight partitions and any internal doors and associated detailing shall be submitted to and approved by the local planning authority. the development shall be carried out in accordance with the approved details and specifications.</p> <p>REASON: to limit the loss of internal historic fabric and mitigate the impact of the development on the heritage asset.</p>

Informative Note(s):

1. Listed building consent has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policy CS14. There are no other issues arising that would indicate that listed building consent 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 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), in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and in accordance with the Town and Country Planning (Listed buildings and Conservation areas) Act 1990.



Item No. 3

Application Reference Number P/21/0615/2

Application Type:	Outline Planning Permission	Date Valid:	13/05/2021
Applicant:	Jack Casey		
Proposal:	Outline Application for the erection of up to 60 residential dwellings, with all matters reserved except access.		
Location:	Sturdee Poultry Farm Sowters Lane Burton on The Wolds Leicestershire		
Parish:	Burton on The Wolds	Ward:	The Wolds
Case Officer:	Shaun Robson	Tel No:	07864 603389

Background

This application has been brought to plans committee as it relates to a major housing development and is considered a departure from the development plan and is recommended for approval.

The application has also been called in by Cllr Bokor who has concerns about the proposal, specifically the over development of Burton village causing accumulative harm from a lack of infrastructure/services; the additional traffic being directed through the existing housing estate known as The Saints; and the lack of community S.106 monies which contributes to combating that accumulative harm

Description of the Application Site

The application site is located to the south of Burton on the Wolds and is approximately 3.04 ha in size. The site is currently formed by a number of poultry sheds of various sizes and a small number of low quality structures and associated hardstanding, relating to the current use of the site as a poultry farm.

The eastern boundary of the site is defined by Turvy Motors, with a small number of residential units located east of Sowters Lane. To the south is open countryside and arable fields. To the west of the site, there is a small field separating the site from main village. To the north there is residential development associated with St Phillips Road and St Leonards Close.

Description of the Proposal

The application seeks outline planning consent for the residential redevelopment of Sturdee Poultry Farm for up to 60 dwellings which will include a mixture of dwelling types and sizes, including bungalows. All matters, other than the access arrangement, are reserved for future consideration.

The Sowters Lane access will be retained and improved to form a standard priority T junction. The intention is for this access to be a secondary access for vehicles with the main access to the site for vehicles, pedestrians and cyclists being provided via a connection to St Leonards Close.

The proposal is accompanied by an illustrative masterplan which shows how the site could be developed for a scheme of up to 60 dwellings. The masterplan suggests a central access road which is to be accessed via St. Leonards Close (to the north) and the secondary access Sowters Lane (to the east). The access road is proposed to loop into the site with three small off shoot roads serving a number of dwellings. Members are reminded however the master plan is submitted for illustrative purposes only, and only the principle of up to 60 dwellings and access details are submitted for approval as part of this application.

The submitted illustrative masterplan also indicates a detention basin could be incorporated within the public open space to the southern tip of the site with a further small detention basin to the north adjacent to the access from Sowters Lane.

The application includes the following supporting documents & plans:

- Application form
- Site Location Plan
- Illustrative Masterplan
- Landscape and Visual Assessment
- Ecological Appraisal
- Arboricultural Report and Tree Survey
- Transport Statement
- Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Noise Assessment
- Design and Access Statement
- Statement of Community Involvement
- Heritage Statement

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wolds Villages Neighbourhood Plan (2018 – 2028)

On June 10, 2021 the Wolds Villages Neighbourhood Plan was “made” part of the development plan, in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Relevant policies in relation to the proposal are:-

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

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

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

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

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

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

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

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

Policies WV11 & WV12 – Housing Provision & Sturdee Poultry Farm – Policy WV11 sets out the framework for the delivery of new housing within the Parish. This sets out within the Limits to Development of Burton on the Wolds within which permission for housing development will be supported. The Policy states that beyond the Limits to Development, housing will be restricted save for the delivery of land at Sturdee

Poultry Farm (in accordance with Policy WV12), previously developed land, rural workers accommodation, replacement dwellings, the reuse or adaption of rural buildings, affordable housing through exception sites and development that supports sustainable businesses. Policy WV12 permits housing upon the Sturdee Poultry Farm site in the event there is a need for housing identified within the emerging local plan by policy WV12.

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

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

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

Other material considerations

The National Planning Policy Framework (2021)

The National Planning Policy Framework 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 National Planning Policy Framework 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 National Planning Policy Framework policy guidance of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes

The National Planning Policy Framework 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 National Planning Policy Framework 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.

National Design Guide

This document sets out the Government's design guidance to support the National Planning Policy Framework.

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)

This document provides guidance on affordable housing to support Core Strategy Policy CS3.

Design Supplementary Planning Document (January 2020)

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

Leicestershire Highways Design Guide

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

Burton on the Wolds Village Design Statement (2006)

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

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

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

Conservation of Habitat and Species Regulations 2010 (as amended)

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

Protection of Badgers Act 1992

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

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their

functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 2019-36

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

Consultation Responses

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

Consultee	Response
Leicestershire Lead Local Flood Authority – LCC	Does not object to the proposal but has requested further clarification that Severn Trent are satisfied that the site can be adequately served in terms of water disposal. The additional clarification has been forwarded to the LLFA.
Housing Strategy & Support CBC	In accordance with policy CS3 requests 40% of new homes are affordable comprising a mix of 77% social and affordable rent and 23% shared ownership.
Environmental Protection - CBC	Does not raise any objections to the application subject to a condition requiring a ground investigation in order to ascertain if further mitigation measures are required in order to build out the development.
Environment Agency	Does not object to the proposal, subject to the inclusion of an informative relating to the use of the proposed pumping station on site.
Leicestershire County Council, (LCC) - Highways	The Local Highway Authority advice is 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, therefore they have not objected to the proposal subject to it being carried out in accordance with the access details included within the Transport Assessment. Conditions are suggested relating to the timing of the provision of the accesses and the provision of a construction management plan. Contributions are also sought regarding travel passes and the provision of sustainable travel packs.
LCC Education	Seeks contributions of £262,656.00 towards remodelling and improving capacity at Burton on the Wolds primary school, £179,117.52 towards increasing the capacity at

	the Humphrey Perkins School and £38,267.46 towards improving capacity for 16+ education at Rawlins Academy.
LCC Libraries	Seeks a contribution of £1820 towards library facilities at the Barrow Library.
Burton on the Wolds, Cotes & Prestwold Parish Council	<p>Objects to the application on the grounds that the impact would significantly and demonstrably outweigh its benefit. The Council considers that the intention of Policy WV12 of the Neighbourhood Plan was to release the Poultry Farm site only in specified circumstances, which do not apply in this case.</p> <p>Attention is also drawn to the recent conversion to 91 residential units under the provisions of the GPDO and the cumulative impacts of this on the community. Concerns are raised with regard to limited amenities and employment, poor public transport, highway safety, landscape impact, school capacity and the impact on the amenity of neighbouring dwellings. Additionally it highlights concerns regarding highway safety, impact of construction vehicles migrating to the site, the on-going maintenance of Sowters Lane and the flooding of the site and surrounding area.</p> <p>The Parish Council have also raised the issue that the village hall was built on a small, central site to serve a much smaller community and has no parking facilities, giving little scope for accommodating an expanding community. They have stated that should this development take place they would expect a significant contribution via Section 106 towards a new community meeting place, as stated in Neighbourhood Plan WV10.</p>
Ward Councillor Boker	Considers that the development will result in over development of Burton village causing accumulative harm from a lack of infrastructure/services, the resulting additional traffic being directed through the existing housing estate known as The Saints and the lack of community S.106 monies which actually contribute to combating that accumulative harm.
Charnwood Open Spaces	<p>No objection raised to the proposal but has made the following request to mitigate the impacts of the development.</p> <p>The development shall include the following on site provision(s):</p> <ul style="list-style-type: none"> • Parks – 0.05ha on site in the form of a multi-functional green space area combined with the Amenity Green Space provision; • Natural and Semi Natural Open Space – 0.29ha

	<p>defined habitat areas should be identified and created within the proposed on site open space. These areas should be laid out and managed for their ecological/wildlife value in accordance with a landscape and biodiversity Strategy/Management Plan for the site;</p> <ul style="list-style-type: none"> • Amenity Green Space – 0.07ha on site in the form of a multi-functional green space area combined with the Parks provision; • Provision for children – 1 facility on site (suitable LEAP to be provided – Equipment and design to be approved by CBC prior to commencement of development) <p>The following developer contributions have been requested, where on-site open space provision is not to be met on-site, in order to mitigate the impact of the proposed development in accordance with Policy CS15 of the Charnwood Local Plan Core Strategy 20011-2028:</p> <ul style="list-style-type: none"> • Provision for young people - £57,239.00; • Outdoor sports facilities - £19,762.00; • Allotments - £6,775.00; • Indoor Sport - £27,251.00 (indoor pool), £26,331.00 (indoor courts) and £3,888.00 (indoor bowls rinks).
NHS - CCG	Seek a contribution of £30,378.74 towards improving the capacity of Barrow Health Centre to allow for the accommodation of 145 additional patients generated by the scheme.

Other Comments Received

37 objection letters have been received from local residents. The list below summarises the areas of concern that have been raised by residents with regard to the application. Please note that residents' comments can be read in full on the Council's website www.charnwood.gov.uk

- No justifiable need for the houses within the village
- Impact on services
- Unsustainable location
- Contrary to local and national policy, including the Wold Villages Neighbourhood Plan
- Poor public transport
- Sewer system can't cope
- The current use results in a contaminated site

- Local school does not have capacity
- Air pollution
- Noise
- Density of development is too high
- Poor local amenities
- Access onto Sowters lane is unsafe due to it being narrow and unlit
- Flooding
- Pollution and climate change
- Traffic surveys are flawed
- Sowters Lane is a private road
- Disruption during construction
- Poor or absent pavement links
- No safe route to school
- Tracking at roundabout for larger vehicles
- 91 dwellings have recently been allowed therefore the development is not required
- Site cannot accommodate development / over development of site

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011 – 2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991 – 2026 (2004) which have not been superseded by the Core Strategy and the Wolds Villages Neighbourhood Plan 2018 – 2028. 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 in this regard.

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 National Planning Policy Framework 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 there is an area of Local Green Space designated via the Neighbourhood Plan, which is remote to the site, it is unaffected by the proposal. The site is also recognised within the Neighbourhood Plan as the preferred location for new housing development in the Parish, and should come forward for redevelopment in accordance with the Draft Charnwood Local Plan upon adoption, either by being directly allocated or as a result of an increased local housing requirement being confirmed for the village. For these reasons it is not considered by officers that in this instance paragraph 11 i) would apply.

In situations where para 11d of the presumption applies consideration should be given to paragraph 14 in relation to Neighbourhood Plans in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. The Neighbourhood Plan for the Wolds has recently been made as such it stands to be assessed under paragraph 14. Paragraph 14 states:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a. the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b. the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c. the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and*
- d. the local planning authority's housing delivery was at least 45% of that required over the previous three years.*

The main issues are considered to be:

- The principle of the proposed development;
- Housing mix;
- Landscape & Visual Impact;
- Design;
- Open space;
- Amenity;
- Heritage;
- Arboriculture;
- Ecology;
- Flood risk/drainage;
- Highway matters;
- Contaminated Land and Public Safety; and
- Developer contributions

Principle of the proposed development

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

The supporting text to WVNP Policy WV11 states that “Burton on the Wolds might be said to be expected to deliver at least 36 dwellings”. This housing need has been based on a percentage share of the “other” settlements housing target deriving from the draft local plan. It takes the stance that the housing requirement in the current Core Strategy has already been met with regard to “other” settlements and does not seek to increase housing targets to cater for this. The Neighbourhood Plan anticipates that this housing requirement will be met within the limits to development that it sets out. In the event that a future need is identified once the Draft Local Plan is adopted, the Plan identifies the application site, under policy WV12 as a reserved housing site subject to a requirement being identified for the settlement through the Local Plan housing requirement. Policy WV12 indicates that if the criteria regarding the need are met then the site would be suitable for development of at least 36 dwellings.

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

The development is at odds with these housing supply policies as it comprises a large-scale development that is outside the limits to development and the requirement to bring forward the site, which is a reserve allocation within the Neighbourhood Plan as identified by Policy WV12, has not been enacted. However, given the current lack of a 5 year supply of housing land, these policies must be considered to be out of date and the presumption in favour of sustainable development requires an assessment to be made as to whether there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits of the proposal.

Within this assessment, conflict with the above policies can be considered as an adverse impact but given the age of policies CS1, CT/1, CT/2 and ST/2, (all over 5 years old), the weight that can be ascribed to them would be reduced. Accordingly there is harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, ST/2 and WV11, which seeks to direct growth away from smaller settlements, which weighs against the proposal and needs to be considered within the planning balance for the proposal. However, if a specific need for growth is

identified policy WV12 permits the redevelopment of the site. However, given that a need is yet to be established through the Local Plan, which is in a draft format, the development also conflicts with this policy at this time.

Paragraph 14 of the National Planning Policy Framework states that in situations where paragraph 11d applies, the adverse impacts of allowing development that conflicts with a neighbourhood plan are likely to significantly and demonstrably outweigh the benefits where all of four criteria apply. Criterion b) is of particular importance here. This states that for paragraph 14 to apply, the neighbourhood plan must contain policies and allocations to meet its identified housing requirement.

Policy WV11 states that *“Burton on the Wolds might be said to be expected to deliver at least 36 dwellings”*. The Planning Inspector in their recent appeal decision, (dated 24th June 2021) at Land off Melton Road Burton on the Wolds (APP/X2410/W/20/326448), stated that:

“I acknowledge that the Planning Practice Guidance (PPG) states that a local requirement could be set exceptionally by the neighbourhood planning body. However, the figure of 36 dwellings is set out only in supporting text and thus does not have the status of development plan policy. This must limit the weight that can be given to this figure.”

“Secondly, the figure is based on a proportionate share of the provisional housing figure for ‘Other Settlements’ in the draft Local Plan. However, this plan is still at a very early stage of preparation and carries very little weight. The figure has not therefore been based on any adopted strategic plan or an up-to-date assessment of local needs. I am not therefore persuaded that this constitutes an ‘identified housing requirement’ in the context of paragraph 14.”

“Even so, the PPG also states that the neighbourhood plan must contain policies and allocations to meet the need. Windfall policies alone are not sufficient. The Sturdee Farm site is the only site identified for any form of housing. WVNP Policy WV12 states that this site will be released in accordance with the draft Charnwood Local Plan, when it is adopted, if a local housing requirement is identified for which the site is appropriate. It is clear, therefore, that the Sturdee Farm site is not intended to be released prior to the adoption of the new Local Plan. Even in those circumstances, this would only be the case if the plan identifies an additional extra need. Therefore, even if the 36 dwellings were an identified requirement now, the Sturdee Farm site is not seen as the means of meeting this need.”

Accordingly, whilst the neighbourhood plan is less than two years old there is no unreserved housing allocation to meet an identified housing need within the plan. Therefore any contradiction with policies relating to the provision of housing cannot be considered as a significant and demonstrable harm sufficient to outweigh identified benefits on its own. Any such conflict with the Neighbourhood Plan remains a harm to be accounted for in the planning balance rather than being determinative.

Whilst it is acknowledged that the mechanism and circumstances for releasing the Sturdee Farm has not presently been met, it is material that Policy WV12,

nevertheless does identify the site as suitable for housing and reserves it for future residential development.

In conclusion, the proposal would result in the provision of up to 60 dwellings at a time when the Local Planning Authority cannot demonstrate a five year housing land supply and, although there is conflict with the Development Plan and the neighbourhood plan, the provision of housing is a significant material consideration that weighs in its favour.

In addition the provision of housing on previously developed land and cessation of a potentially problematic use within close proximity to existing residential properties, is also considered to weigh heavily in its favour.

Although there is some conflict with the Development Plan this does not outweigh this benefit. Accordingly the proposal is considered to be acceptable in principle.

Housing mix

Policy CS3 of the Core Strategy and Policies WV14 and WV15 of the Wolds Neighbourhood Plan help define an appropriate housing mix for this site. Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 40% of the 60 dwellings (24), should be affordable. The Housing Supplementary Planning Document provides further guidance in support of this policy. Policy WV14 requires new housing development to have regard to recent assessments of housing need within the Wolds with particular focus on older households and smaller homes. Policy WV15 seeks to ensure that affordable units are used to meet local need.

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

The proposal is in outline and includes an undertaking to provide 24 affordable homes (40%). The size, type, tenure and design of these are not currently known although it is anticipated that much of this detail would be established by later reserved matters. It is noted that the applicant has indicated the provision of bungalows on the site in a response to local representations following their consultation. Nevertheless, it is still considered appropriate to set down parameters relating to, for example, the size of units required at outline stage and it is suggested that a condition could be used to do this.

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

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

It is suggested that a size mix profile to reflect this, a locally identified need and the character of the area could be achieved although care would need to be taken, (as per CS3), to ensure the character of this edge of village location was not harmed by this. It is considered that a proposal which complies with CS3, WV14 and WV15 could be achieved.

Landscape and Visual impact

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

Landscape

The Landscape and Visual Appraisal (LVA) finds limited impact on nationally defined character areas and the removal of the existing built form together with the potential to integrate soft landscape buffer within the development will integrate the development into the existing built form of the settlement.

The site lies within ‘The Wolds’ character area as defined by the Borough of Charnwood Landscape Character Assessment. The strategy for the character area is to ‘conserve and enhance’ by positioning new development on lower slopes and around edges of existing settlements, to avoid breaking the horizon and minimising the impact on the open rolling landscape character. The development, due to its position, is considered to meet the requirements of the strategy as it is positioned on the edge of the village and will therefore not break the horizon.

Visual Impact

The LVA addresses visual impacts from several key locations, including Sowters

Lane, Six Hills Road and more distant views from rights of way and the surrounding area.

Overall, it concludes that views from the north and west towards the site will not be possible due to landform and the intervening built form of the village. The site will be readily visible from views from the south from south west around to the east.

The viewpoints are found from roads and PRow within approximately. The locally important views identified within the Wolds Villages Neighbourhood Plan were assessed and the LVA has concluded that none were found to have visibility of the site.

The site is visually prominent due to the lack of vegetation and the large scale and colour/materials of the buildings, which are distinctly different to the surrounding built form.

The LVA concluded that from most viewpoints the site is viewed alongside properties within the village and is currently noticeably different in character.

It is therefore considered that the proposal would not result in adverse or unacceptable landscape or visual impact in accordance with policy CS11. It is also considered that a development could be brought forward which respects the location at this edge of village location and therefore accords with policy CS2 of the Core Strategy and EV/1 of the Local Plan.

Design

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

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

Open space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. Within the Neighbourhood plan policies WV2, 6, 8 and 10 are all concerned with ensuring the village is served by an adequate framework of open space and that there is infrastructure to support the needs of residents. The Neighbourhood Plan also identifies areas of local green space that are important to the community and seeks to protect these.

The indicative plan suggests that within the site there will be 0.93ha of open space provided in the northern part of the site adjacent to Sowers Lane and along the southern edge of the development.

As a result there is an ample quantum of space to meet informal recreation needs and for children's play. There is, however, no provision for older children or sports.

Given the size of the site it is unlikely that these typologies could all be provided for within the site but a commuted sum to improve facilities elsewhere within the village could be secured.

The neighbourhood plan includes policies to protect and enhance green spaces and community areas in the village.

It is considered that the development would provide good quality open space proportionate to its size, accordingly the proposal is considered to comply with policies CS15 and WV6, 8 and 10 of the Development Plan.

Amenity and Noise

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

It is recognised that the site is adjacent to a garage which has the potential to cause noise and disturbance to the new dwellings. However Environmental Health Officers have considered the proposal and raise no objection to the application on amenity grounds.

It is clear from the indicative layout that there is ample space to ensure that the amenity of adjacent houses is not harmed by loss of light, privacy or outlook. This will be a matter which is dealt with more fully at the detailed reserve matters stage.

Heritage

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

The site is not within a conservation area and there are no listed buildings within the vicinity that the proposal would impact upon the setting of. It is considered that given no national or local assets are affected by the proposal the development complies with policies CS14 and WV7.

Arboriculture

Policies CS2 and CS11 of the Core strategy seek to ensure high quality design that reflects the character and context of the area, which in this location comprises low density development and agricultural land with mature trees and hedges. Policy WV3 of the Neighbourhood Plan seeks to retain and protect valuable trees and hedges in

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

Arboricultural survey work submitted with the application shows that the majority of the trees and hedges are to be retained with the exception of a few trees. The survey also identifies that the trees that are to be removed are poor specimens which have become damaged by virtue of previous works or thinning of trees. The potential exists to secure additional planting/tree replacement by virtue of a condition. Accordingly it is considered, therefore, that the proposal complies with Development Plan policies CS2, CS11 and WV3.

Ecology

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

The current site has little or limited biodiversity value, due to the high levels of hardstanding, existing structures and current use as a poultry farm.

The redevelopment of the site has the potential to create new areas of open space and an attenuation pond which will both create new areas for wildlife leading to biodiversity gains.

To ensure that this is the case planning conditions would need to be attached to secure a detailed strategy. Accordingly the proposal is considered to comply with Development Plan policy CS13.

Flood risk/drainage

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

The site lies within flood zone 1 where the risk of flooding is generally low.

The application includes a drainage strategy to ensure that drainage problems are not created in the surrounding area. The strategy suggests that surface water would be collected within a detention basin and discharged at a controlled rate into the existing Severn Trent assets.

The Lead Local Flood Authority has not objected to the submitted drainage strategy although has asked for clarification from Severn Trent in terms of their acceptance to

accommodate the surface water reduced discharge rate.

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

Highway matters

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

Capacity

The Souters Lane access will be retained and improved to form a standard priority T junction. The intention is for this access to be a secondary access for vehicles with the main access to the site for vehicles, pedestrians and cyclists via an extension of St Leonards Close which connects to St. Philips Road. The submission has been accompanied by a Transport statement and a safety audit to which clarity has been sought and received from the applicant.

The statement identifies a maximum traffic count for the use and suggests a maximum increase of 32 two way vehicle movements during the morning peak. At a rate of approximately 1 vehicle per minute this is not considered to give rise to capacity issues on the adjacent highway network. The Local highway Authority raises no objection to this assessment and considers the junction can operate without significant queuing or delay.

Safety & Suitability

The proposed access is not controlled and is onto a stretch of road with a 40mph speed limit. Although there is no personal injury accident data recorded in the vicinity of the site it has nevertheless been designed with appropriate visibility and geometry and a road safety audit has been carried out. Concerns have been raised by residents that the site is not suitably located to encourage walking or provide safe walkable access into the village. Residents would be required to either cross Melton Road in order to reach the footway on the northern side of Melton Road to reach the village centre or alternatively walk along St. Leonards Close to reach the village centre. It is considered that the alternative route may be the preferred route for a number of residents.

The Local Highway Authority (LHA) raises no objection on pedestrian or highway safety grounds providing the development is carried out as per the submitted access plans.

Sustainability

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

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

Contaminated Land and Public Safety

Objections have been received from local residents raising concerns due to the current use of the site as a poultry farm and the potential of contaminants within the ground. The Council's Environmental Protection Team have been consulted in connection with the proposal and whilst they do not raise any objections to the proposal in principle they have suggested planning conditions requiring further survey work and mitigation/remediation measures as necessary.

Based on the information submitted with the application, and the advice of the Environmental Protection Team, 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 National Planning Policy Framework.

Infrastructure

Policy CS24 states that new development should contribute either on or off site to any infrastructure arising as a result of the proposal. As set out within related legislation such requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind. Whilst such an assessment takes into account other developments and commitments in the area it cannot be used to address shortfalls created by other commitments. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development.

Education	A contribution of £262,656.00 towards remodelling and improving capacity at Burton on the Wolds primary school, £179,117.52 towards increasing the capacity at the Humphrey Perkins School and
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	£38,267.46 towards improving capacity for 16+ education at Rawlins Academy.
NHS	A contribution of £30,378.74 towards improving the capacity of Barrow Health Centre to allow for the accommodation of 145 additional patients generated by the scheme.
Open Space	On site provision of open space, natural and semi natural areas and the accommodation of a LEAP. The provision of off-site contributions for; <ul style="list-style-type: none"> • Provision for young people - £57,239.00; • Outdoor sports facilities - £19,762.00; • Allotments - £6,775.00; • Indoor Sport - £27,251.00 (indoor pool), £26,331.00 (indoor courts) and £3,888.00 (indoor bowls rinks).
Burton on the Wolds, Cotes & Prestwold Parish Council	The Parish Council have requested that, should this development take place, they would expect a significant contribution via section 106 towards a new community meeting place.
Libraries	A contribution of £1820 towards library facilities has been requested.
Sustainable Transport	A request has been made for the provision of travel packs for each dwelling, which will include two six month bus passes, two per dwelling. A travel plan monitoring contribution will also be required, which will cover a five-year period. Fees for this service are set at £6,000 for a full travel plan.

These contributions (with the exception of indoor sport and the community meeting space) 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. Therefore the amount requested which are considered CIL compliant and acceptable are provision for young people - £57,239.00, outdoor sports facilities - £19,762.00 and allotments - £6,775.00. Burton on the Wolds, Cotes & Prestwold Parish Council has requested developer contributions towards a new community meeting place, as stated in Neighbourhood Plan Policy WV10. Unfortunately based on the evidence submitted it is considered the request for a contribution has not been satisfactorily justified nor is it considered necessary to make the development acceptable in planning terms. Furthermore, a Planning Inspector recently considered this request and recorded the following within

a decision relating to an outline application at Land off Melton Road Burton on the Wolds (APP/X2410/W/20/326448). It states:

51. Turning to other concerns raised in relation to the S106, my attention was drawn to WVNP Policy WV10. This sets out a requirement for additional community meeting space. My understanding is that this was not requested by the Borough Council. Neither the development nor the S106 therefore make provision for this policy requirement.

52. The Parish Council confirmed at the Inquiry that there are currently no plans in place for new community meeting space in the village. It is not clear therefore what any contribution would be spent on, or when it would be spent. There is also no indication as to what level of contribution would be necessary from a development of this scale. Based on the evidence before me, I am also not convinced that the failure to meet this objective would result in tangible material harm to the village or its residents. There is also no clear evidence that any impacts would be mitigated in a reasonable timescale. As such, I do not consider this to be clear evidence that the development would fail to secure necessary infrastructure or service improvements.

57. In conclusion on this matter, I am satisfied that the development would make sufficient provision for affordable housing and necessary infrastructure provision. Although the development would not contribute to community meeting spaces, as required by Policy WV10, I am not persuaded by the evidence before me that any technical conflict with this policy would result in material harm.

No further details/evidence has been submitted in support of this request and as a result, it cannot be demonstrated that the contribution towards a new community meeting place is necessary to make the development acceptable in planning terms in accordance with the requirements of CIL regulation 122.

Planning Balance

As there is currently an insufficient supply of deliverable housing sites, this application would have to be determined on the basis of para 11d of the presumption in favour of sustainable development in the National Planning Policy Framework. 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 up to 60 new units of which 24 would be affordable homes, at a time when there is an acute need for housing within the Borough. This is a significant benefit of the scheme. Whilst it is recognised that these dwellings would not be provided adjacent to the most sustainable type of settlement in the Borough, Burton on the Wolds is a settlement where there are some local facilities and a bus service, albeit low frequency, to higher order centres. The site offers the potential for high quality design and an acceptable mix of housing. There are no technical constraints relating to highways, contamination or flooding that cannot be mitigated and additional landscape can be secured by way of detailed landscape design. Impacts on infrastructure can be offset within the site or via commuted payments to improve facilities in the area.

Weighed against this the conflict with the Development Plan including the recently adopted Neighbourhood Plan.

Whilst the development does not currently comply with Policy WV12, it is relevant that the site has been identified as suitable for future residential development. In addition the provision of housing on previously developed land and cessation of a potentially problematic use within close proximity to existing residential properties, is considered to weigh heavily in the balance.

The test from the Framework is whether the detrimental impacts of the proposal, described above would significantly and demonstrably outweigh the benefits of making a significant contribution to the supply of housing or whether specific policies within the Framework indicate that development should be restricted. With the Council's current position on housing land supply, it is not considered that these identified harms, (when taken together), would significantly and demonstrably outweigh the benefits of the additional housing.

RECOMMENDATION A:-

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

Education	£262,656.00 towards remodelling and improving capacity at Burton on the Wolds primary school, £179,117.52 towards increasing the capacity at the Humphrey Perkins School and £38,267.46 towards improving capacity for 16+ education at Rawlins Academy.
Affordable Housing	40% of units to be affordable equating to a mix of 77% social and affordable rent and 23% shared ownership
Open Space	On site provision of open space, natural and semi natural areas and the accommodation of a LEAP. The provision of off site contributions for; <ul style="list-style-type: none"> • Provision for young people - £57,239.00; • Outdoor sports facilities - £19,762.00; • Allotments - £6,775.00;
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes, which can be provided through Leicestershire County Council at (average) £510.00 per pass. A Travel Plan Monitoring contribution. This contribution will cover a five-year duration. Fees for this service are set at £6,000 for a full travel plan.
NHS – CCG	A contribution of £30,378.74 towards improving the

	capacity of Barrow Health Centre to allow for the accommodation of 145 additional patients generated by the scheme.
Libraries	£1820 towards library facilities at the Barrow Library.

RECOMMENDATION B:-

That subject to the completion of the S106 legal agreement in Recommendation A above, planning permission be granted for the development subject to the following Conditions and Reasons why they have been imposed:

1.	<p>Application for the approval of the reserved matters shall be made within three year of the date of this permission and development shall commence within two years of the date of approval of the last of the reserved matters.</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>
2.	<p>No development shall commence until details of the appearance, landscaping, layout and scale, (“the reserved matters”), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • PA/02 Site Location Plan • SFB-BWB-GEN-XX-DR-TR-100 Rev P1 Proposed Access Arrangements <p>REASON: To provide certainty and define the terms of the permission</p>
4.	<p>The reserved matters shall comprise a mix of market and affordable homes that has regard to both identified housing need for the borough and the character of the area.</p> <p>REASON: To ensure that an appropriate mix of homes is provided that meets the Council’s identified need profile in order to ensure that the proposal complies with Development Plan policies CS3, WV14 and the advice within the NPPF.</p>
5.	<p>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

	<p>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> <p>REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2, CS11 and WV1 of the Development Plan.</p>
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 WV16 of the Development Plan and associated national and local guidance.</p>
7.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space: i. 0.29ha of natural and amenity green space ii. 0.12ha of multi-functional green space (Parks 0.05ha, Amenity Green Space 0.07ha) iii. 1 equipped LEAP</p> <p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15, WV2 and WV8.</p>
8.	<p>The details submitted pursuant to condition 2 above shall include the following:</p> <ul style="list-style-type: none"> • A biodiversity audit for the site which shows that the landscaping scheme provides a strong net gain for biodiversity • Details of external lighting for the site that minimises light spill onto boundary habitats <p>REASON: To ensure that there is no adverse unmitigated impact on ecology and that there is compliance with policy CS14 of the Development Plan and associated national and local guidance.</p>
9.	<p>The development shall be carried out in accordance with the Sustainable Drainage Statement dated April 2021 submitted with this planning application.</p> <p>REASON: To ensure that there is no risk of flooding to future residents and that the proposal drains adequately and does not lead to flooding elsewhere. This is to ensure compliance with development Plan policies CS16 and WV5 and national guidance.</p>

10.	<p>No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • Details of the management of surface water during construction • Details of construction vehicle parking • Details of construction traffic routeing • Hours of operation for construction and delivery of materials <p>REASON: To ensure that the development does not cause harm to amenity or the environment during the construction phase and ensure compliance with Development Plan policies CS2, CS16 and WV5.</p>
11.	<p>Prior to occupation of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces and surface water drainage system, shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality and that drainage systems retain full function. This is to make sure the development remains in compliance with Development Plan policies CS15, CS16 and WV5</p>
12.	<p>Development shall not commence until an assessment of the risks posed by any contamination has been submitted in writing to and approved in writing by the local planning authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.</p> <p>REASON: To ensure the site, when developed, is free from contamination, in the interests of public health and safety to comply with the aims and objectives of the National Planning Policy Framework.</p>
13.	<p>Where the above approved risk assessment identifies contamination posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted in writing to and approved in writing by the local planning authority.</p> <p>REASON: To ensure the site, when developed, is free from contamination, in the interests of public health and safety to comply with the aims and objectives of the National Planning Policy Framework.</p>
14.	<p>Unless otherwise agreed in writing with the local planning authority, the approved scheme shall be implemented and a verification report submitted in writing to and approved in writing by the local planning authority, before the development (or relevant phase of the development) is first occupied.</p> <p>REASON: To ensure the site, when developed, is free from contamination, in the interests of public health and safety to comply with the aims and objectives of the National Planning Policy Framework.</p>
15.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements Northern Access Option 2 shown on</p>

	<p>drawing number SFB-BWB-GEN-XX-DR-TR-100 Rev P1 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>
16.	<p>The development hereby permitted shall be carried out in accordance with the Travel Plan Prepared by BWB Consulting SFB-BWB-GEN-XX-RP-TR-0002-Travel Plan-S2-P01 which sets out actions and measures 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>

Informative Note(s):

1. Planning Permission has been granted for this development considering policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, WV1, WV2, WV3, WV5, WV6, WV7, WV8, WV10, WV11, WV12, WV14, WV15 and WV16. Whilst the development does not fully comply with all of these Development Plan Policies it is considered 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 (2021), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Advice to Applicant / LPA It is proposed that the foul sewers on the development use a pumping station to transport sewage to the existing Severn Trent sewers at Saint Leonards Close. If it is intended for this pumping station to have an emergency overflow then it will require a Discharge Permit under the Environmental Permitting (England and Wales) Regulations 2016. An appropriate management system should be developed to ensure the pumping station and foul sewer network are properly maintained and regularly inspected for blockages etc. prior to adoption of the network by Severn Trent Water Ltd. An action plan should also be developed in case of failure of the pumping station to minimise any resulting pollution from a sewage overflow. Consideration should be made at the design stage of the pumping station to

ensure the building and its immediate surroundings are designed to contain any sewage spills or overflows if the station fails and minimise any escape to surface water.

According to Environment Officer observations when inspecting the existing poultry site there is a private storm-water drain from the site at NGR SK5925520850; this discharges to the Walton Brook upstream of the Sewage Treatment Works. This does not appear to be shown on any maps/diagrams in the proposal. The applicant should End 2 plan appropriately to block or remove this drain so that it cannot serve as a pollution pathway. Or the applicant could potentially incorporate the drain into the site design but should inspect/map the drain and ensure it is fit for purpose.

Environmental Permit

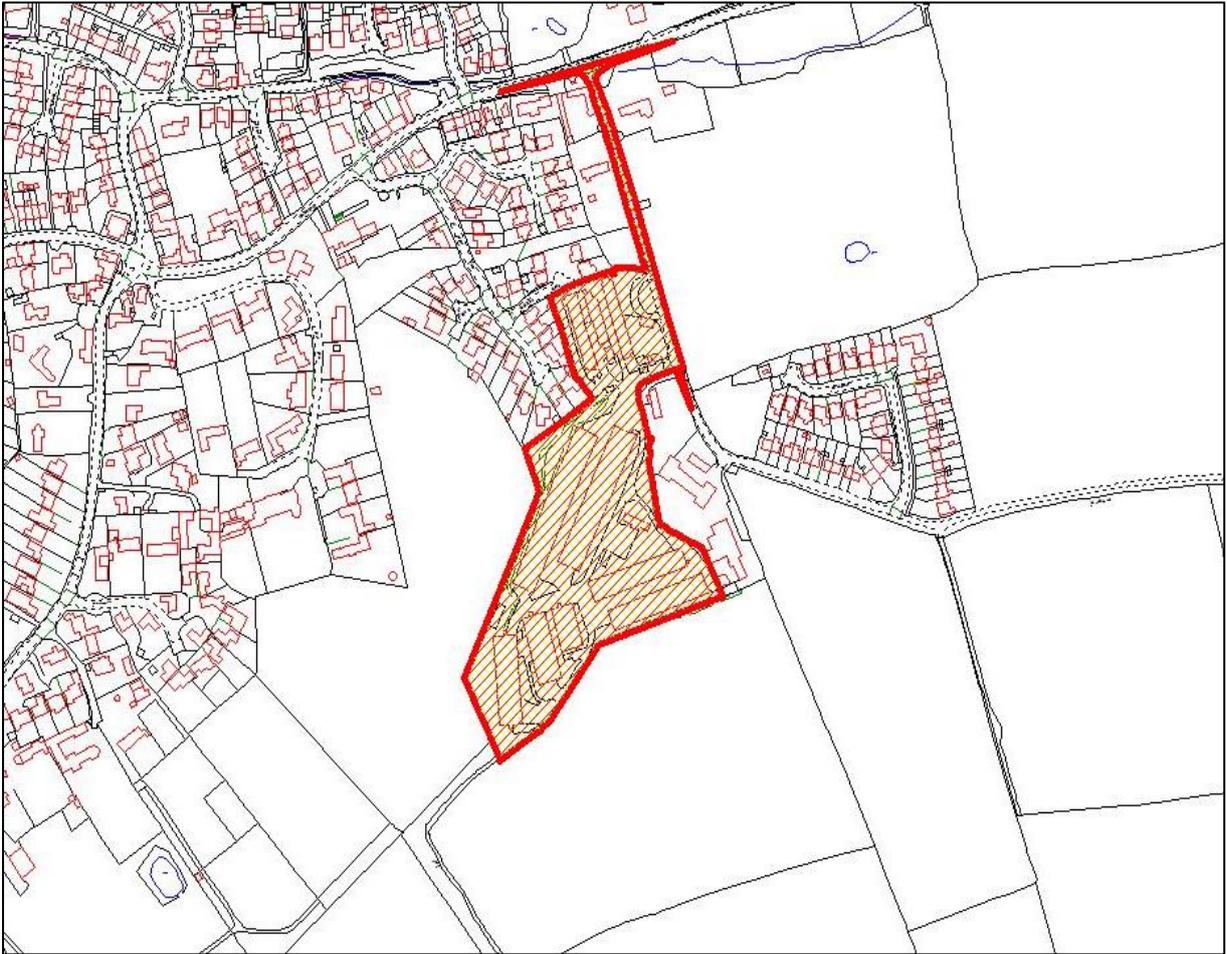
The site currently has an environmental permit from the Environment Agency to operate an intensive poultry farm, Permit Reference: EPR/TP3132NJ/S003 dated 13/05/20. The operator shall discharge their responsibilities under Condition 4.3.6 – ‘the Environment Agency shall be given at least 14 days notice before implementation of any part of the site closure plan’.

In addition, the Operator will be required to provide an H5 Site Condition Report (SCR) as part of the Permit surrender process; the SCR must provide the evidence necessary to convince the Environment Agency that the site does not pose a pollution risk and is in a satisfactory state. A link can be found here:

<https://www.gov.uk/government/publications/environmental-permitting-h5-site-conditionreport>

Further information regarding cancelling an installation permit can be found here:

<https://www.gov.uk/guidance/change-transfer-or-cancel-your-environmentalpermit#cancel-surrender-your-permit>.



Item No. 4

Application Reference Number P/18/2600/2

Application Type:	Full	Date Valid:	09/04/2019
Applicant:	Mr Christopher Shield		
Proposal:	Conversion of existing farmhouse and farm buildings, and erection of new building to form seven dwellings and rear extension to the existing cottage together with associated car parking, landscaping and access.		
Location:	Home Farm, Main Street, Beeby, LE7 3BL		
Parish:	Beeby	Ward:	Queniborough
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it relates to a 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 Grimley due to the significance of the proposal for the village.

Description of the Application Site

The application site lies within an area of Countryside and within the Beeby Conservation Area. The property is a farmstead which is now redundant and is sited on the south-eastern side Main Street, and close to the Barkby Brook which bounds the site to the south with Hungarton Lane beyond. The existing larger farmhouse on the road frontage is a Grade II Listed Building and a further, smaller farmhouse lies next door and is known as Home Farm Cottage. This dwelling is not listed but provides a positive contribution to the character of the Conservation Area, although, as a vacant building, is showing signs of neglect. The remainder of the site includes stables, tack room, a grain store, a machine shed, cow bier, cart shed, and a Dutch barn.

Home Farm is a Grade II Listed Building and is described in its official listing as *“House, early C19. Flemish bond brickwork with slightly blue headers. Low pitched Swithland slate roof. 2 storeys, 4 bays, though left hand bay contains only blind openings on each floor. Doorway is central in the other 3 bays and has an overlight. Windows are 16 light sashes with horns, and that over the door is narrower and of 12 lights only. All openings have slightly cambered gauged brick heads. Wood eaves cornice, but dentilled on north wing. Brick gable end stacks.”*

The surrounding attached buildings would be covered by the listing and any that are within the curtilage that pre-date the statutory listing would also be considered as curtilage listed buildings and would be afforded the same level of protection as the primary listed building itself.

Description of the Proposal

The application has been amended significantly since first submission. The original proposed a mix use development to include new commercial buildings and a total of 8 residential dwellings.

The amended application now proposes only the refurbishment and conversion of the listed farmstead to provide 7 dwellings, two of which (the Farm House and the Cottage) are existing. There would therefore be a net increase of 5 dwellings. The proposal includes the associated works to provide the access, parking areas and landscaping.

The mix of dwellings proposed is as follows;

- Farm House - 160m² - 3 Bed - Two storey
- Cottage - 134m² - 3 Bed - Two storey
- The Byre - 230m² - 4 Bed - One and a half storey
- The Old Barn - 326m² - 4 Bed - One and a half storey
- The Grain Drier - 246m² - 4 Bed - Two storey
- The Granary - 130m² - 3 Bed - Two/one and a half storey
- Open Barn - 213m² - 4 Bed - Single storey

A summary of the works is provided below;

Existing Dwellings

Retention of the principal Grade II listed farmhouse as a 3-bed dwelling.

Whilst the continued use of the farmhouse as a single dwelling will maintain the existing floor plan and circulation routes, some modest internal and external alterations are required to adapt the building to a modern dwelling;

Retention and refurbishment of the existing cottage as a single dwelling to retain its historic residential use, along with the addition of a two storey rear extension;

Proposed Dwellings

Conversion of the former granary to the rear of the farmhouse to a 3-bed dwelling over two storeys with some modest internal and external alterations to sub-divide the internal spaces for living accommodation;

Conversion of the principal farm buildings (The Old Barn & The Byre), along with associated alterations, to form two, 4-bed residential units over two storeys with some modest internal and external alterations to sub-divide the internal spaces for living accommodation;

The change of use of the linear barn to the rear of the farmhouse (The Grain Dryer) along with associated alterations, to form a 4-bed residential unit over two storeys;

Conversion of the former cart shed (The Open Barn) towards the rear of the site, along with associated alterations together with a linked single storey extension, some 7m x 20m max and some 5.25m high, to provide a single storey, 4-bed residential unit.

Demolition

The existing steel-framed Dutch barn towards the rear of the site, which has a ground plan of some 14m x 9m, is to be demolished and it is proposed that its floor area be transferred to the extension of the former cart shed to minimise new floor space on the site.

Parking and Amenity Areas

New parking areas to serve the residential uses will be provided within the site together with private and shared amenity space, all of which can be suitably landscaped to minimise their impact within the Conservation Area.

The submitted Planning Statement confirms that the proposed works are likely to require a combination of both repairs to the listed buildings, which perhaps do not need listed building consent, as well as alterations, which will clearly require listed building consent. The purpose of this planning application is therefore to seek an approval for the principle and scope of the development, which shows details of the physical alterations/changes to the listed buildings, and if approved, a more detailed application for listed building consent will be submitted, providing a full schedule of the necessary alterations and repair works. An informative is recommended to remind the applicant of their responsibility to secure listed building consent for the aspects of the proposal that require listed building consent.

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 Beeby as a “small villages and hamlets” settlement, (5th in a hierarchy of 5) where development meeting a specific local or economic need shall be responded positively to.

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 (2021)

The National Planning Policy Framework 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 National Planning Policy Framework give a clear reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework as a whole.

The National Planning Policy Framework policy guidance of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes

The National Planning Policy Framework requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 74). 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 National Planning Policy Framework recognises that good design is a key aspect of sustainable development and that high quality 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).

Section 16 – Conserving and Enhancing the Historic Environment

In determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefit,

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'.

Beeby Conservation Area Character Appraisal

The purpose of this document is to examine the historical development of the village and to describe its present appearance in order to assess the special architectural and historic interest of the Beeby Conservation Area. The village is described as a small rural hamlet comprising a series of scattered houses that remain of a shrunken medieval village. It is described as an isolated settlement and that this has been a factor to its constrained growth. The document describes its historic core and identifies that it is the informal and open groupings of farmhouses and their associated buildings that gives Beeby its distinctive character. The village has associations with Stilton cheese production and brewing although cheese manufacture was short lived due to disease and relocation of producers to outside the area. Brewing had also ceased by 1918. The village and its buildings have been little altered in the last 100 years.

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.

The Draft Charnwood Local Plan 2021-37

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

Consultation Responses

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

Consultee	Response
Leicestershire Lead Local Flood Authority - LCC	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.
Leicestershire County Council – Highways	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. Does not object to the proposal in principle subject to a number of conditions to provide the following: <ul style="list-style-type: none">• Provision of the access arrangements• A construction traffic management plan

	<ul style="list-style-type: none"> • Removal of PD rights for gates within 5m of the highway • Provision and maintenance of pedestrian visibility splays
Historic England	Raises no objections to the application on heritage grounds. Suggests some amendments in order for the application to meet the requirements of the NPPF.
Environment Agency	Raises no objection subject to conditions in respect of flood mitigation, water pollution and 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 remediation and verification of the hotspot of land contamination found on the site. A further condition is recommended to remedy any unforeseen contamination.
Beeby Parish Meeting	The majority view of the village, as expressed through the annual Village Meeting, is in support of the application. It is accepted that there is an urgent need for the site to be developed in a sensitive way, in keeping with its position at the centre of the village and as an integral part of the Beeby Conservation Area.
Cllr Grimley	Requests that the application be referred to Plans Committee for the following reason: <ul style="list-style-type: none"> • It is a significant proposal the village.
Cllr Seaton as County Councillor	Concerned that the buildings have been left to degrade and deteriorate.

Other Comments Received

2 Letters of comment have been received raising the following matters:

- Issues of safe access need to be addressed.
- Requests that the design reflects the conservation area
- Requests that the landscaping and management of open areas be secured by planning conditions
- Requests that privacy be maintained.

2 letters of objection have been received from local residents that relate to the proposal as originally submitted. Objections raised are summarised as follows:

- Development will increase population of the village by 50%
- Increased traffic and unsafe access from additional residents and commercial businesses

- Proliferation of 'For Sale' and 'To Let' boards will harm the area and should be prohibited.

5 letters of support have been received. Reasons for support are as follows:

- The site needs to be developed as a matter of urgency since the existing residencies have been vacant for a number of years and are showing resultant signs of deterioration
- Sympathetic development of the site can only serve to enhance this integral part of the village.
- The open areas around the buildings are planted and landscaped to provide a natural environment.
- The design and construction of the barn conversions and any additional buildings are in keeping with the village environment.
- The contemporary rural look will highlight that Beeby is a village of character in a conservation area
- Current buildings reflect negatively on the village
- New residents will support the local area

All comments submitted can be read in full via the Planning Explorer pages on the Council's website.

Relevant Planning History

- P/14/1962/2 – Demolition and conversion of outbuildings to create four dwellings – Refused
- P/13/1342/2 - Erection of 10 dwellings and conversion and extension of outbuildings to form 3 dwellings, creation of access and electric gate – Refused

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 National Planning Policy Framework 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 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
- Landscape and Visual Impact
- Design and Heritage
- Impact on residential amenity
- Highway Matters
- Flooding and drainage
- Ecology and Biodiversity
- Contaminated Land and Public Safety

The Principle of the Development

The application site is located outside of the Development Limits to the any settlement as established under "saved" Policy ST/2 of the Borough of Charnwood Local Plan (2004). 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.

The Core Strategy settlement hierarchy and the Settlement Hierarchy Review of 2018 places Beeby as a small village or Hamlet. Policy CS1 requires that proposed development in such locations should be borne out of a specific local social or economic need previously identified in a Neighbourhood Plan or other appropriate community-led strategy. This is to ensure that development meets a specific local social or economic need. This is the Council's local expression of what a sustainable pattern of development means in policy terms. In the absence of any such evidence to support the proposal, the development would be considered contrary to Policy CS1.

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 housing 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 an additional 5 dwellings 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, there is some harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, and ST/2, which seek to direct growth away from smaller settlements. This weighs against the proposal and it is considered that the harm arising from this would be significant and demonstrably outweigh the benefits provided by just 5 additional dwellings. Accordingly, the proposal is considered to be unacceptable in principle. The conflict with the Development Plan can however be considered within the overall planning balance for the proposal alongside the other benefits of the proposal, including securing the optimum viable use of the listed buildings.

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 National Planning Policy Framework 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 in this regard.

There are no specific landscape designations for the site. The site is located within the High Leicestershire Landscape Character Area, an area noted for its undulating ridge and valley landscape with open and extensive views. It is an area of remote tranquil character with pasture in valleys and arable on ridges. Built development consists of isolated farmhouses and small settlements. The strength of the landscape character is of strong quality, and the landscape condition overall is moderate to good with a moderate sensitivity to change. The guidelines are to generally conserve and enhance the rural character of the area.

The site lies in open country outside of any settlement limits. It's characteristic as a historic farmstead that makes up the character of the landscape area. The site is partially screened and confined by the existing farmstead building, hedgerows and surrounding buildings that make up the village of Beeby.

Whilst there would be some minor changes to the immediate appearance of the landscape through the construction of the formalised access road and the presence of an additional building together with the presence of additional domestic paraphernalia and parked cars, these effects overall would be relatively localised and of extremely limited overall landscape impact. It should also be considered that the quality of the existing buildings which are to be retained contribute to the rural landscape and the appearance of the area. Retention and conversion will ensure their legacy and contribution to the immediate and wider landscape character. Furthermore, any additional building proposed would be offset by the removal of other large more modern agricultural structures which do not contribute positively to the character and appearance of landscape.

The proposal is therefore concluded to comply with policies CS11 and CT/2.

Housing Mix

Policy CS3 seeks an appropriate mix of housing having regard for identified housing need. Housing need in Charnwood is identified by the Housing and Economic Development Needs Assessment 2017 (HEDNA). This forms the evidence base for the policy, is up-to-date and should be given significant weight in the determination of planning applications. When seeking an appropriate mix, regard should be had for a number of factors which include the nature of the development site and the character of the wider area, as well as economic viability.

The proposal would provide for a mix of 3 and 4 bedroom homes. Given the number of units proposed and the nature of the development being that of a conversion, it is considered that the proposed mix provides an appropriate mix of housing that would meet needs having regard for the rural location.

Overall it is considered that the mix accords with policy CS3 of the Core Strategy and the Housing SPD.

Design and Impact on Heritage Assets

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.

Policy CS14 of the Core Strategy seeks to conserve heritage assets and their settings. Paragraph 190 of the National Planning Policy framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

In the case of determining planning applications, Section 66 of the Town and Country Planning (Listed building and Conservation areas) Act 1990 requires that

special regard shall be had for preserving and enhancing listed buildings and their settings. Section 72 requires that special attention shall be had for preserving or enhancing the character and/or appearance of the conservation area.

Home farm is one of several farmsteads that, together with the church, create the distinctive built form of Beeby and by virtue of its position within the village, Home Farm is one of the most visually prominent. The farmstead at Home Farm makes a significant contribution to the character of the conservation area. The integrity of the group of buildings that form the farmstead is fundamental to their aesthetic and historic value and hence their value to the character of the conservation area.

The farmhouse and outbuildings have been added to over a long period of time to accommodate changes in farming practice, including alternative activities such as cheese making which has a strong association with farm buildings in Leicestershire. It is these characteristics that create the intrinsic historic and aesthetic value of the group of buildings that identifies what needs to be protected, in order to ensure that both the architectural and historic importance of the farmstead, and the contribution they make to the character and appearance of the conservation area is not lost.

The Application site includes Grade II Listed Home Farmhouse and is located to the north of Grade II* Listed All Saints Church. The site also lies within the Beeby Conservation Area which has remained largely unaltered in the last century. Given their proximity and the historic relationship between the two sites the application site forms an important part of the church's setting and features in many views of the church. The church's architectural and historic interest are recognised in its Grade II* Listing.

The amended proposal has reduced the extent of new development and seeks to retain the frontage development, being the farm house and the cottage, largely in its original form and retains the farmstead largely in its original footprint. The proposal would therefore respect the layout of the farmstead and better preserve the character and appearance of the Beeby Conservation Area. The proposed green buffer between the farmstead and the Grade II* Listed All Saints Church together with retaining the original form and layout of the site will ensure that no harm befalls the setting of this nearby listed building.

In respect of the setting of the application site, the grade II listed Home Farm and its associated curtilage listed buildings, the change of use proposed would introduce additional domestic elements, such as car parking, new openings and boundary treatments that would, to a degree, erode the original character of the agricultural farmsteads from which their significance is derived. This harm is considered to be less than substantial. However, it has to be recognised that in order for the buildings to be preserved and put to an optimum viable use, some harm can be accepted provided that the public benefits of the proposal outweigh the less than substantial harm. This is considered within the planning balance below.

Overall it is considered that the proposal would preserve the significance and setting of designated and non-designated heritage assets. Accordingly, it is considered that the proposal in terms of design and impact on heritage assets complies with

Policies CS2, CS14, EV/1 of the Development Plan and national guidance in terms of design could be achieved for the site. In accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve the listed building and its setting which is affected by the application. It is also considered that in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal would preserve the character and appearance of the Beeby conservation area.

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 amended proposal has seen the removal of the large commercial premises and associated car park which was of main concern to nearby residents in terms of loss of amenity. The development is separated from the nearest dwellings (1 and 2 Church cottages) by the proposed green buffer, the details and long term management of which can be secured by planning condition.

In respect of the future occupiers of the proposed development, the internal floor areas proposed would accord with the guidance contained within the Technical Housing Space Standards (2015) with each dwelling benefiting from adequate outside space in accordance with the Design SPD.

The proposal would therefore 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 110 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.

Main Street is a classified c road subject to a speed limit of 30mph. The proposal would intensify the use of two existing access points to serve respective elements of

the proposal and in accordance with the Leicestershire Highways design Guide should demonstrate 43m visibility splays in both directions from a 2.4m setback. The access width, geometry and visibility is acceptable to the local highway authority subject to conditions being imposed that require the access and visibility splays to be implemented and maintained.

In terms of parking, each of the three and four bedroom dwellings will have at least three parking spaces with convenient access to serve the respective dwelling and as such is not likely to result in indiscriminate parking within the Highway. In respect of impact on the Highway Network capacity, the net increase in dwellings proposed and the resultant cumulative impact will not be severe in accordance with the NPPF.

In terms of sustainable transport, it is recognised that Beeby is a less sustainable settlement due to its very limited services and facilities within the village. However, its proximity to other nearby settlements does support residents of the village where there is close access to the Principal Urban Area. The village is serviced by an infrequent bus service between Syston and Melton Mowbray, but nonetheless, does provide some transport choice. It is considered overall having regard for the quantum of development, it would constitute a sustainable location for development.

In conclusion the proposal is considered to comprise a safe and suitable access for the amount of development proposed. The proposal would not lead to severe residual cumulative impacts on the highway. 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 is situated largely in Flood Zone 2, being at medium risk of fluvial flooding. A large portion of the site is also at high risk of surface water flooding. The application includes a detailed flood risk assessment and drainage proposals.

The Environment Agency has not raised specific objections to the proposal in respect of fluvial flooding subject to conditions that require the development to be carried out in accordance with the submitted Flood Risk Assessment in relation to finished floor levels. In terms of surface water flooding, the Local Lead Flood Authority has not raised any objections and based on the information submitted, and is satisfied that, subject to conditions to obtain detailed design, on site surface water issues would not be exacerbated by the development and it is recognised that the application provides an opportunity to improve the current situation with holding techniques and permeable paving.

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 Assessment and protected species survey. .

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. In the light of the submitted evidence which shows the site has some limited potential for bats, there is no objection to the application subject to conditions to secure details of integrated bat boxes. The proposed green buffer Landscaped area would also mitigate any harm or loss and details of planting and long term maintenance having regard for biodiversity can be secured by way of planning conditions.

Overall, it is considered that a carefully considered design of which details can be secured by planning condition 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 in compliance with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy.

Contaminated Land and Public Safety

The application has been supported by the submission of a Phase I and II ground investigation report which identifies a hotspot of lead contamination within the site. The Councils Environmental Protection team have been consulted in connection with the proposal and has suggested planning conditions to require the development to be carried out in accordance with the remediation measures as proposed which completion can be verified with the submission and approval of a verification report prior to occupation of the new development.

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.

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 National Planning Policy Framework. This means that there must be adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be

refused. Whilst the benefits of the five additional houses would not be sufficient in itself to outweigh the conflict with the development plan, another significant benefit of the scheme is the proposal to put the heritage assets into optimum viable use consistent with their significance. Additionally, the proposal would ensure that the buildings are retained and continue to contribute towards the heritage significance of the Beeby conservation area. These public benefits are considered substantial and outweigh the harms both in terms of the conflict with the development plan and the less than substantial harm that would arise to the setting of the grade II listed building, Home Farm. No other harm would arise as a result of the proposal in terms of the setting of All Saints Church and the proposal is considered to enhance the character and appearance of the conservation area.

No other harm would arise in terms of highway safety, parking, flooding, contamination or amenity.

Accordingly, it is recommended planning permission should be granted conditionally subject to conditions set out below.

RECOMMENDATION :-

That, planning permission be granted subject to the following conditions and notes:

1.	<p>The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.</p> <p>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.</p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Master Plan - 641-300 Proposed Ground Floor Master Plan - 641-301 Proposed Farmhouse Plans - 641-303 Proposed Cottage Plans - 641-305 Proposed Cottage Elevations - 641-306 Proposed Byre Plans - 641-307 Proposed Old Barn Plans - 641-309 Proposed Old Barn Elevations - 641-310 Proposed Open Barn Plans - 641-311 Proposed Open Barn Elevations - 641-312 Proposed Grain Dryer Plans - 641-313 Proposed Grain Dryer Elevations - 641-314 Proposed Granary Plans - 641-315 Proposed Granary Elevations - 641-316 all dated 26/10/2020 Proposed Farmhouse Elevations - 641-304 amendment dated 7/12/2020 Proposed First Floor Master Plan - 641-302 amendment dated</p>

	<p>11/12/2020 Proposed Byre Elevations - 641-308A dated 14.6.2021 Site Location Plan 641.000</p> <p>REASON: To provide certainty and define the terms of the permission</p>
3.	<p>Within three months of the date of this permission, a scheme and a timetable for the implementation of measures to protect the buildings from further decline or deterioration, including measures to make the buildings wind and weather tight, shall be submitted for the approval of the local planning authority. The approved scheme shall be completed in strict accordance with the agreed details/timetable.</p> <p>REASON: To protect the listed buildings at risk to prevent further decline of the structure</p>
4.	<p>No development, including site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the local planning authority:</p> <ul style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard areas; ii) full details of tree planting; iii) planting schedules, noting the species, sizes, numbers and densities of plants; iv) finished levels or contours; v) any structures to be erected or constructed (including the bin store, boundary treatments or enclosures); vi) functional services above and below ground; and vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed. <p>REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with policy CS2, CS14 and CS13 of the Core Strategy</p>
5.	<p>The landscaping scheme agreed as part of condition 5 shall be fully completed, in accordance with the approved details, in the first planting and seeding seasons following completion of the approved development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.</p>

	<p>REASON: To make sure that the appearance of the completed development is satisfactory, to mitigate the impacts on biodiversity and to help assimilate the development into its surroundings in accordance with Policy CS2, CS14 and CS13 of the Core Strategy</p>
6.	<p>Prior to the commencement of development full details, specifications and large scale drawings shall be submitted and approved in writing by the local planning authority in respect of the below matters:</p> <ol style="list-style-type: none"> a. Details of all new, repaired and replacement fenestration (including roof lights) b. Details of all new, repaired and replacement wall and roof coverings (to include ridge tiles) c. Details of all new, repaired and replacement eaves detail, guttering and down pipes. <p>The development shall be carried out in accordance with the approved details</p> <p>REASON: To make sure that the appearance of the completed development is satisfactory in accordance with Policies CS2 and CS14</p>
7.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 641.201E have been implemented in full. Visibility splays once provided shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.</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, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).</p>
8.	<p>The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Master Plan drawing number 641.300. Thereafter the onsite parking provision shall be so maintained in perpetuity.</p> <p>REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).</p>
9.	<p>Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no</p>

	<p>vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.</p> <p>REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).</p>
7.	<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>
8	<p>The development is to be carried out in strict accordance with the submitted Ground Investigation Report by Ivy House Environmental (ref. IV.58.19.) dated April 2019.</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</p>
9	<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</p>

	<p>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>
10	<p>The development shall be carried out in accordance with the submitted flood risk assessment ref VBW130/01/02 prepared by VBW Consulting Limited dated 13/12/18 and the following mitigation measures it details:</p> <p>Finished floor levels shall be set no lower than 82.78m above Ordnance Datum (AOD).</p> <p>REASON: To reduce the risk of flooding to the proposed development and future occupants.</p>
11.	<p>The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented as approved.</p> <p>REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.</p>
12.	<p>The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.</p> <p>REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.</p>
13.	<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 and ecological mitigation areas shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented and maintained in accordance with the approved scheme in perpetuity.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality. This is to make sure the development remains in compliance with Development Plan policies CS2, CS11, CS13, CS15 and</p>

	CS16.
13.	<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>
14.	<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>
15.	<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>
16.	<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>
17.	<p>No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted</p>

	<p>to and approved in writing by the Local Planning Authority.</p> <p>REASON: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.</p>
18.	<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 Protected Species survey and Ecological Assessment by BJ Collins dated March 2021. The development shall thereafter be carried out in accordance with the approved strategy and completed prior to occupation of the final unit.</p> <p>REASON: to mitigate the impacts of the development and protect biodiversity in accordance with Policy CS13</p>

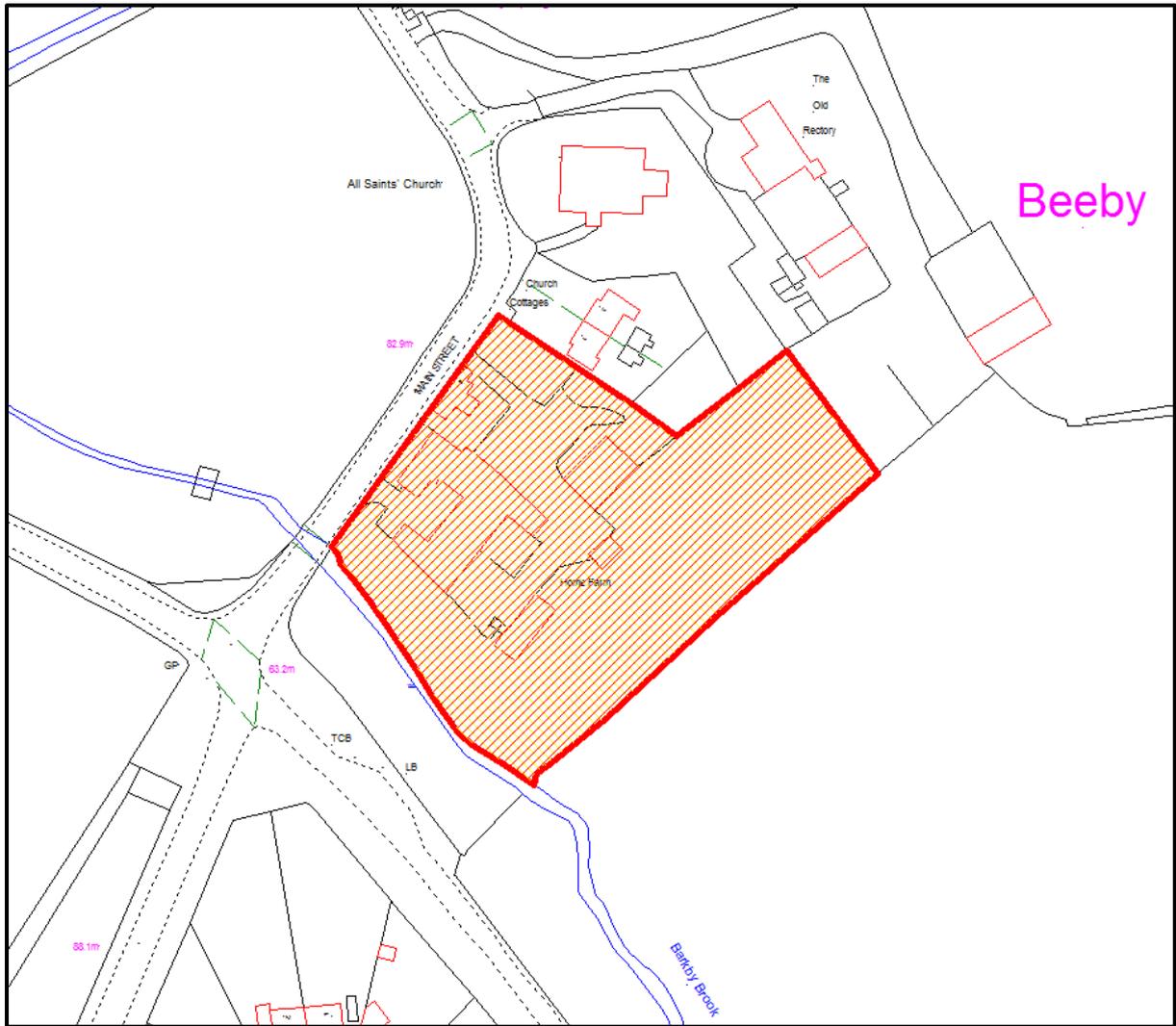
Informative Note(s):

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. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. You are reminded that in order for the proposed development to be undertaken, a separate application and approval for listed building consent will be required. Any unauthorised works undertaken to the listed building is a criminal offence.



Item No. 5

Application Reference Number P/21/0543/2

Application Type: Full **Date Valid:** 17/03/21
Applicant: Mr A Bailey
Proposal: Internal alteration to create 1 additional bedroom, proposed garden room/study to rear of House in Multiple Occupation (sui generis).
Location: 133 Knightthorpe Road
Loughborough
Leicestershire
LE11 5JR
Parish: Loughborough **Ward:** Loughborough Storer
Case Officer: Manju Mistry **Tel No:** 01509 634772

This item is referred to Plans Committee at the request of Councillor Forrest who expresses concerns that an additional bedroom would cause over-development of the property, increased noise and disturbance for neighbours, and increased on-street parking in the locality.

Description of the Site

No.133 is a detached hipped roof bungalow with accommodation in the roof space. The application site is located on the northern side of Knightthorpe Road, close to the junction with Milton Street. The property has hard standing area to the front including a 1m high iron railing fence to the highway boundary. There is one car parking space to the front and 2 spaces to the side of the dwelling. The property has a lawful use as a large House in Multiple Occupancy (HiMO) following a grant of planning permission by the Plans Committee in 2019 under reference P/18/2482/2. At the time, the submitted plans indicated the property would have six bedrooms.

Surrounding land uses are as follows:

Boundary	Adjacent land use
East	131 Knightthorpe Road – residential dwelling
West	5 Milton Street – residential dwelling
West	7 Milton Street – residential dwelling
North	7a Milton Street – residential dwelling
West	Sub station

Description of the Application

The application consists of two elements;

A single storey extension to the rear of the property is proposed for use as a garden/study room. The extension would be situated approximately 2 metres away from the boundary with No.5 Milton Street. The extension would be 4 metres wide and 4 metres long with a ridge height of 2.8 metres. A flat roof is proposed with two roof lanterns to provide light, with the extension materials to match the existing dwelling.

The second element of the application makes provision for internal alterations to the property to facilitate an additional bedroom to be occupied by an 8th person.

Members may recall that when considering the previous application for a change of use to a large HiMO (P18/2842/2), the committee felt it was necessary to impose a planning condition to the permission restricting the number of occupants in the property to 7. The legislation allows for up to 12 occupants in a large HiMO, but members considered that having 12 unrelated people in the dwelling could give rise to amenity issues. The condition was imposed to allow the potential impact of having more than 7 unrelated people living in the property to be assessed to ensure amenity is preserved.

The proposed internal works to the ground floor consist of converting the existing study to bedroom 7, and converting the lounge to bedroom 8, bringing the total to 8 bedrooms. If it were not for the condition imposed on planning application P/18/2842/2 these change could be made without the need for planning permission.

The following documents accompany the application:

- Existing and proposed floor and elevation plans – Scale 1:100
- Proposed block plan – Scale 1:500
- Site location plan – Scale 1:1250

Development Plan Policies

The following Development Plan policies and guidance are relevant in the assessment of an application for the development:

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

The following policies are relevant to this application:

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

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 seeks to manage the delivery of new homes, making provision for an appropriate mix of types, tenure and sizes of homes, having regard to identified housing needs and the character of the area.

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

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

Other Material considerations

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 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. The Framework requires that planning decisions should, inter alia, create places that are safe, inclusive and accessible which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

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).

Paragraph 56 of the National Planning Policy Framework states 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

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 travel plans, supporting the policy framework as set out in the NPPF.

National Design Guide

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

The Crime and Disorder Act 1998

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

The Leicestershire Highways Design Guide (2018)

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

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.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 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).

Relevant Planning History

Ref.	Description	Decision	Date
P/07/0655/2	Erection of rear extension to bungalow and alterations to roof, including side dormer to form first floor accommodation	Grant – Delegated Decision	01/05/07
P/07/1988/2	Erection of a conservatory to the rear of the dwelling	Granted – Delegated Decision	28/08/07

P/18/2482/2	Change of use from House in Multiple Occupation (Use Class C4) to a large House in Multiple Occupation (sui generis).	Grant – Plans Committee Decision	05/04/19
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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
CBC Environmental Health	No objections to the proposal.
CBC Private Sector Housing	No objections to the proposal
Cllr Forrest	Does not support the application stating that the extra bedroom would be an over-development to the property, leading to increased noise and disturbance for neighbours. The addition of further rooms would lead to an increase in road parking on a very busy road.
Neighbour comments received from: 131 Knightthorpe Road, 7A Milton Street, 7 Milton Street.	<ul style="list-style-type: none"> • Police have been called, due to loud parties being held throughout the night, additional residents would exacerbate the anti-social behaviour • There is an existing problem with on road parking, including cars from this property and cars from the church opposite, additional residents would exacerbate the issue. • Concerns over the change in use of the property from multiple occupation to large occupancy, • Increased disturbance to nearby residents • Highway safety concerns - visibility splays from property, when cars parked. • The bungalow is set at a higher level, accordingly concerned about loss of privacy to nearby properties. <p>Other non-material planning considerations have also been raised including the fact the property has been let out and has a high turnover of tenants, the occupation levels during the Pandemic, questions of the need for such a large property and criminal damage caused by previous tenants</p>

Consideration of the Planning Issues

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

- The Principle of Development
- Design and the Impact on Visual Amenity
- The Impact on Residential Amenity Highway Safety.

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.

The Principle of the Development

The application site is located within the Development Limits of Loughborough, as established under “saved” Policy ST/2 of the Charnwood Local Plan 2004. Policy ST/2 states built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map, subject to the specific exceptions set out in this Plan.

With regards to the principle of the proposed extension, the Development Plan sets out provision for extensions and alterations to dwellings that are in accordance with the relevant amenity policies. This element of the proposal is therefore considered acceptable in principle.

With regards to the creation of an additional bedroom at the property, the dwelling benefits from a lawful use as a large HiMO (sui generis) following the grant of planning permission reference P/18/2482/2. The provision of an additional person occupying the property would not change the lawful use of the property. It is therefore considered this element of the proposal is acceptable in principle.

For the reason set out above it is considered the principle of the proposals is acceptable and accords with relevant policies of the Development plan. Matters regarding the effect of the proposed development in terms of the Community Balance, Design and the Character of the Area are considered in detail below.

Design and the Impact on Visual Amenity

Policies CS2, EV/1 and H/17 seek to require high quality design where people would wish to live through design that responds positively to its context.

The proposed single storey extension to provide a garden/study room would be situated entirely to the rear of the dwelling and would have very limited impact on the visual amenity of the street scene. The scale and mass of the extension is considered to be acceptable and would assimilate well with the scale of the existing dwelling. Whilst a flat roof would not normally be a desirable element for house extensions, given it would be situated to the rear of the dwelling and would not be visible from any public vantage points it is considered to be an acceptable design approach in this case. The provision of the roof lanterns will also provide some visual interest to the appearance of the roof. The walls would be constructed from materials to match the existing property. Accordingly it is considered the design, scale and appearance of the extension is acceptable.

The provision of the additional bedroom within the dwelling would not necessitate any external alterations to the property. Accordingly, there are no design issues for consideration with regards to this element of the proposal.

Overall, given this context it is considered that the development complies with the relevant Development Plan policies and associated guidance in design terms.

Design and the Impact on Residential Amenity

Policy CS2 of the Core strategy and EV/1 and H/17 of the Local Plan seeks to protect the amenity of existing and future residents. The Charnwood Design Supplementary Planning Document (2020) also provides spacing standards and guidance to ensure adequate levels of amenity are maintained.

The proposed rear garden/study room extension would be situated closest to the residential property at No. 5 Milton Street to the west. No.131 Knightthorpe Road would be situated further away to the eastern boundary of the site. No.7a Milton Street is situated along the northern boundary, but it is a considerable distance away. The adopted Design Supplementary Planning Document sets out a number of criteria to assess development proposals against to ensure neighbouring amenity is not significantly harmed in terms of the loss of sunlight/daylight, outlook and privacy. The position, scale and mass of the extension would not breach any of the criteria set out within the Design Supplementary Planning Document with regards to the potential impact on the neighbouring properties. Due to a change in land levels to the rear of the property, the floor level of the extension would be set circa 60cm higher than the existing ground level. Whilst there are side facing windows proposed in the western elevation which is closest to No.5 Milton Street, the bottom of the windows would be 1.8m from the floor level and would therefore maintain the privacy of the neighbouring dwelling.

The works to facilitate the additional bedroom at the property would not result in any external changes to the property that would need to be assessed using the same criteria set out in the Design Supplementary Planning Document. It should be recognised that the

provision of the additional bedroom does not change the existing lawful use of the property as a large HiMO. The current proposal includes the provision of an eight bedroom at the property only a result of the condition imposed on the previous planning permission reference P/18/2482/2. Without the condition, the provision of additional residents in a large HiMO would not require formal consent from the local planning authority. Accordingly a judgement in this case must be made as to whether the provision of an additional eighth resident at the property (net increase of 1), would give rise to such unacceptable levels of noise and disturbance that a refusal of planning permission could be justified. Given the current use lawful use of the property, it is not considered that the provision one additional resident would cause such significant harm to neighbouring amenity that this could be the case.

With regards to the amenities of the future occupiers of the development, the rooms to be created comply with the spacing standards set out in the DCLG Technical Housing Standards. The rooms would also benefit from natural light sources. It is therefore considered the proposal would preserve the amenities of the future occupiers of the development.

Overall, it is considered that the proposal would maintain the residential amenities of nearby occupiers, along with that of the future occupiers of the development. The proposals thereby accords with the provisions of the Development Plan and associated guidance in this regard.

Highway safety

The Council has adopted standards which, under Policy TR/18 would require the provision of 3 off-street car parking spaces to serve dwellings with 4 or more bedrooms. As with the previous scheme, the submitted plans show the provision of 3 car parking spaces to the front and side of the property. Although it is acknowledged that it may not always be convenient for occupiers to tandem park, the proposal meets with the parking standards set out in TR/18 as supported by the Leicestershire Highways Design Guide. It is also important to consider that the site is situated within walking or cycling distance of the town centre, university and close to local shops and bus services and therefore, there is no essential need for occupiers of the dwelling to use a car to access services and facilities.

To refuse a planning application on highway safety grounds it must be demonstrated that there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe in accordance with para 111 of the National Planning Policy Framework. For the reasons set out above, it is not considered that such harm would arise and a highway reason for refusal cannot be substantiated.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them.

For the reasons given above, it is considered that the proposed single storey extension to the rear would not have an unacceptable impact on visual and residential amenity or highway safety. The provision of an additional resident at the property, given its current lawful use as a large HiMO would also not result in a severe loss of neighbouring amenity. The proposals make provision for off-street parking in accordance with adopted standards and therefore it cannot be demonstrated that the development would be harmful to highway safety.

The proposal is thereby considered to comply with the provisions of the Development Plan policies and relevant guidance listed above. Accordingly it is not considered there are any justifiable reasons to refuse planning permission and it is recommended that planning permission should be approved.

RECOMMENDATION:

Grant Conditionally

This permission is granted subject to the following Conditions and Reasons:-

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:

Existing and proposed floor and elevation plans - Scale 1:100

Proposed block plan - Scale 1:500

Site location plan - Scale 1:1250

REASON: To define the terms of the planning permission.

3. 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.

4. The use of the property shall be limited to occupation by no more than 8 persons.

REASON: In order to ensure the use remains compatible with the surrounding residential area, to protect amenity and to ensure the use does not have a detrimental impact in accordance with policy CS2, CS4 and EV/1 of the Development Plan.

5. The three off-street car parking spaces shown on the submitted plan shall be retained and maintained in perpetuity for the parking of vehicles within the curtilage of the site.

The car parking spaces shall not be used for any other purpose other than with the prior express planning permission of the local planning authority.

Reason: To ensure adequate off-street car parking in the interests of highway safety.

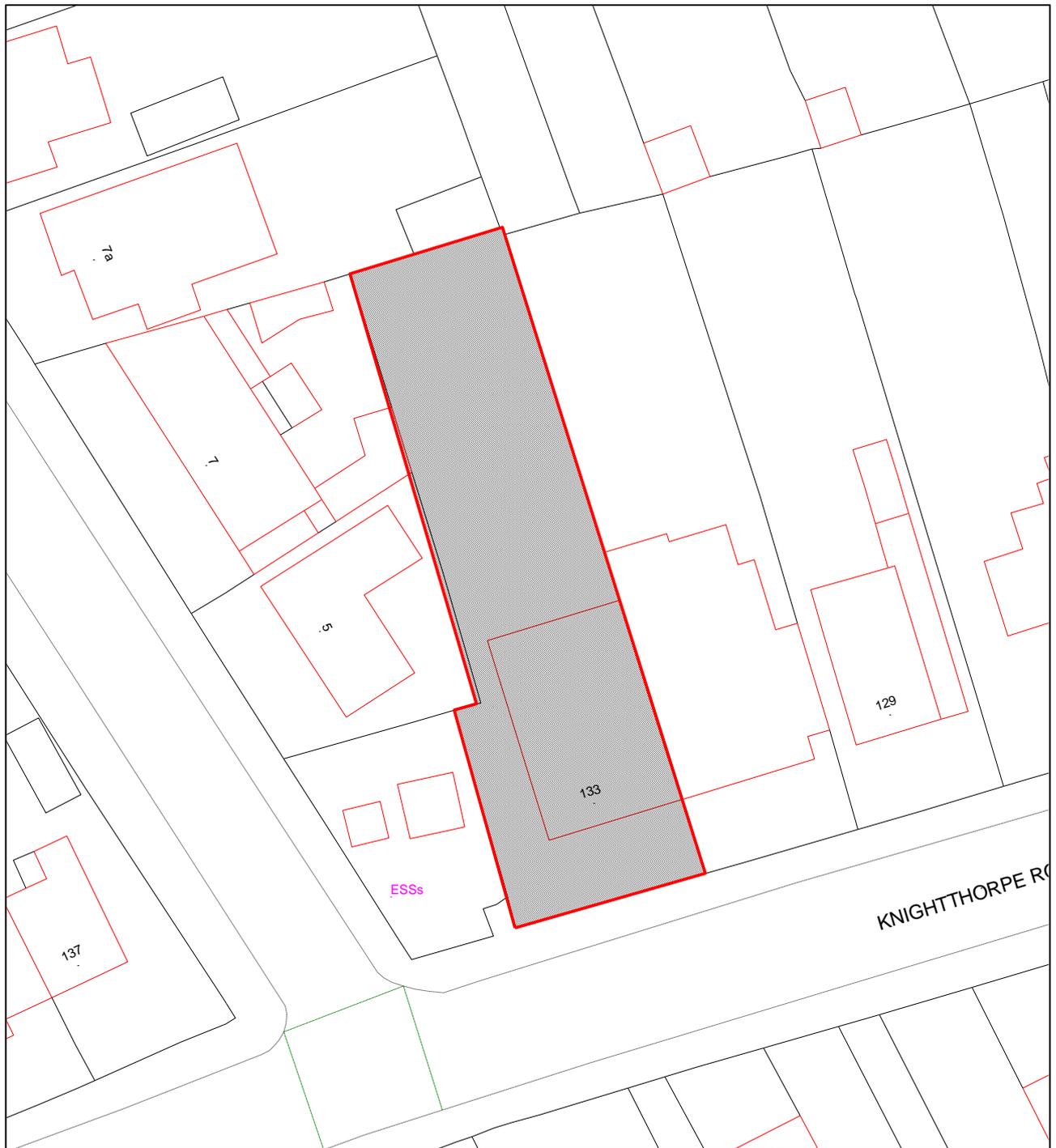
The requirements of these conditions must be complied with.

Note:-

A fee is payable where a written request is made for written confirmation that one or more conditions imposed on the same planning permission have been complied with. Please visit our website for more information. <http://www.charnwood.gov.uk/pages/planapps>

The following notes should be taken into account when carrying out the development

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION - Policies CS2, , and CS16 of the Charnwood Local Plan 2011 to 2028 Core Strategy (adopted 9th November 2015) and Policies ST/2, TR/18, EV/1 and H/17 of the Borough of Charnwood Local Plan (adopted 12th January 2004). It also accords to national planning guidance contained in the National Planning Policy Framework and the National Design Guide have been considered in reaching a decision on this application. The proposed development complies with the requirements of these Development Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
3. The Applicant is requested to note that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Charnwood Borough Council (Tel. 01509 634924 or 01509 634757). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.
4. Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



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/21/1226/2	Householder	1 James Street Anstey LE7 7DY	Erection of single storey extension at side, two storey extension at rear and detached garage at rear of house.	GTDCON, Permission be granted subject to the following conditions:	17-Aug-2021	Anstey
P/21/1453/2	Householder	14 Netherfield Road Anstey LE7 7ES	Two story side extension and first floor side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Anstey
P/21/0047/2	Full	Pingle Nook Residential Home 229 Sileby Road Barrow Upon Soar LE12 8LP	Erection of a conservatory to the side of care home, creation of access to front and alterations to the existing front and side gates.	GTDCON, Permission be granted subject to the following conditions:	18-Aug-2021	Barrow & Sileby West
P/21/0771/2	Householder	111 Melton Road Barrow Upon Soar Leicestershire LE12 8NT	Single storey front and side extension	GTDCON, Permission be granted subject to the following conditions:	18-Aug-2021	Barrow & Sileby West
P/21/0977/2	Householder	64 Babington Road Barrow Upon Soar LE12 8NJ	Erection of single storey extension with balcony to rear, increased dormer window to side, hip to gable alteration to roof and other alterations.	GTDCON, Permission be granted subject to the following conditions:	01-Sep-2021	Barrow & Sileby West
P/21/0561/2	Householder	10 Cherwell Road Barrow Upon Soar Leicestershire LE12 8LF	Erection of two storey extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Barrow & Sileby West
P/21/1148/2	Householder	21 Church Road Wanlip LE7 4PJ	Erection of single storey extension to rear of house.	GTDCON, Permission be granted subject to the following conditions:	25-Aug-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1452/2	Householder	53 Copeland Road Birstall LE4 3AB	Demolition of existing porch, garage and utility area and construction of single storey front, side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	25-Aug-2021	Birstall Wanlip
P/21/1505/2	CL (Proposed)	13 Fieldgate Crescent Birstall Leicestershire LE4 3JE	Certificate of Lawfulness (proposed) for loft conversion which includes hip to gable extension, rear dormer and front rooflights.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Aug-2021	Birstall Wanlip
P/21/0794/2	Householder	10 Church Road Wanlip LE7 4PJ	Erection of two storey extension to side and rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	26-Aug-2021	Birstall Wanlip
P/21/0930/2	Full	The Cedars Academy Wanlip Lane Birstall Leicestershire	Creation of 3G Artificial Grass Pitch with perimeter fencing, floodlighting, macadam hardstanding areas, equipment storage, and landscaping.	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Birstall Wanlip
P/21/0930/2	Full	The Cedars Academy Wanlip Lane Birstall Leicestershire	Creation of 3G Artificial Grass Pitch with perimeter fencing, floodlighting, macadam hardstanding areas, equipment storage, and landscaping.	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Birstall Wanlip
P/21/1102/2	Householder	1 Whiles Lane Birstall LE4 4EE	Two storey extension to northern side and single storey extension to southern side of dwelling and associated works.	GTDCON, Permission be granted subject to the following conditions:	25-Aug-2021	Birstall Watermead
P/21/1368/2	Householder	42 Broome Avenue East Goscote LE7 3SA	Erection of single storey rear extension to dwelling, cladding to front elevation and render (revised scheme - P/20/1716/2 refers)	GTDCON, Permission be granted subject to the following conditions:	18-Aug-2021	East Goscote Ward

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0580/2	Householder	Peartree Cottage 48 Maplewell Road Woodhouse Eaves LE12 8QZ	Proposed 2-storey extension to front and single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Forest Bradgate
P/21/1204/2	Householder	56 Maplewell Road Woodhouse Eaves LE12 8QZ	Proposed construction of detached double garage in front garden	GTDCON, Permission be granted subject to the following conditions:	20-Aug-2021	Forest Bradgate
P/21/1548/2	Telecom Determination with mast	Markfield Lane Newtown Linford Leicestershire LE67 9PQ	Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	AGRD, Refusal of Approval	02-Sep-2021	Forest Bradgate
P/21/1336/2	CL (existing)	457 New Ashby Road Loughborough LE11 4EU	Certificate of Lawfulness (existing) for use of the property as a small HMO (use class C4)	GTD, Permission be granted unconditionally	26-Aug-2021	Loughborough Ashby
P/21/1352/2	Householder	47 Kenilworth Avenue Loughborough LE11 4SL	Erection of single storey extension at rear of house	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Loughborough Garendon
P/21/1121/2	Full	12 Great Central Road Loughborough LE11 1RW	Erection of single storey extension to rear of building.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Loughborough Hastings
P/21/0055/2	Householder	122 Leicester Road Loughborough Leicestershire LE11 2AQ	Works to facilitate use for C3(b) comprising removal of existing external escape stair, proposed dormer extension to rear, replacement of 2 windows to side and 1 to front, and re-roofing to building.	GTDCON, Permission be granted subject to the following conditions:	06-Sep-2021	Loughborough Hastings
P/21/1147/2	Householder	11 Newton Close Loughborough LE11 5UU	Erection of two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0776/2	Advert Consen	19 - 20 Baxter Gate Loughborough Leicestershire	Display of illuminated fascia and projecting signs (revised application P/20/2379/2 refers).	GTDCON, Permission be granted subject to the following conditions:	01-Sep-2021	Loughborough Lemyngton
P/21/1414/2	Full	49 Church Gate Loughborough Leicestershire LE11 1UD	Change of use of shop (Class E(a)) to tattoo studio (sui generis) (retrospective application)	GTDCON, Permission be granted subject to the following conditions:	07-Sep-2021	Loughborough Lemyngton
P/21/1629/2	CL (Proposed)	76 Coniston Crescent Loughborough Leicestershire LE11 3RH	Certificate of lawfulness (proposed) development for demolition of existin garage and erection of single storey side extension.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Aug-2021	Loughborough Nanpantan
P/21/1114/2	Full	HPNTF Building Loughborough University Holywell Park Loughborough LE11 3GR	Installation of external plant and associated works.	GTDCON, Permission be granted subject to the following conditions:	27-Aug-2021	Loughborough Nanpantan
P/21/0868/2	Full	Epinal Way Loughborough Leicestershire	Extension to tennis centre to create 2 indoor tennis courts and 4 squash courts along with associated works. Variation of condition 2 of P/19/1522/2.	GTDCON, Permission be granted subject to the following conditions:	03-Sep-2021	Loughborough Nanpantan
P/21/1369/2	Full	106 Valley Road Loughborough Leicestershire LE11 3QA	Change of use of dwelling (Use Clas C3) to a house in multiple occupatior (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Loughborough Outwoods
P/21/0932/2	Full	Mountfields House Squirrel Way Loughborough Leicestershire LE11 3GE	Change of use from office (Class E) to education use (Class F1).	GTDCON, Permission be granted subject to the following conditions:	01-Sep-2021	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1140/2	Householder	32 Farndale Drive Loughborough LE11 2RQ	Proposed two storey side extension and single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	03-Sep-2021	Loughborough Outwoods
P/21/1201/2	Householder	8 Peter Laslett Close Loughborough LE11 2PT	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Aug-2021	Loughborough Shelthorpe
P/20/2239/2	Householder	54 Mayfield Drive Loughborough LE11 2EB	Loft conversion of dwelling to include hip to gable extension to both sides of roof, raising of the ridge height and installation of rear facing dormer extension. (Revised Scheme P/20/0948/2 refers)	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Loughborough Southfields
P/21/1185/2	Householder	1 Arthur Street Loughborough Leicestershire LE11 3AY	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Sep-2021	Loughborough Southfields
P/21/0419/2	CL (existing)	1 Speeds Pingle Loughborough Leicestershire LE11 5BN	Certificate of Lawfulness (Existing) for house in multiple occupation (use class C4).	GTD, Permission be granted unconditionally	26-Aug-2021	Loughborough Storer
P/21/1636/2	CL (Proposed)	88 Station Street Loughborough Leicestershire LE11 5EF	Certificate of Lawfulness (proposed) development for single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	06-Sep-2021	Loughborough Storer
P/21/1666/2	Householder Prior Notification	132 Knightthorpe Road Loughborough Leicestershire LE11 5JU	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 3.4m, and height to the eaves of 2.6m.	PRINOT, Prior approval from the Council is not required	13-Sep-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0911/2	Householder	201B Swithland Lane Rothley Leicestershire LE7 7SJ	Raising of roof height above garage to create bedroom over garage, addition of 2 no. dormer windows in side elevation of raised roof and external staircase to front elevation of garage single storey front extension and insertion of dormer window to include window seat to western elevation (Revisions to earlier scheme approved under app P/20/0466/2).	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Mountsorrel
P/21/0571/2	Reserved Matters	Land North East of Leicester	S73 application for variation of condition 2, 9 and 10 of P/19/1374/2 (RMA2) - Reserved Matters (access, appearance, landscaping, layout and scale) for residential development of 131 dwellings within phase 1 of Outline permission referenced P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2 (as amended by P/21/0570/2). (Variation to Schedule 1 and 2 relating to plot substitutions, reduction in development of sub-phase by 2 plots and variation of plot references of condition 10.)	GTDCON, Permission be granted subject to the following conditions:	27-Aug-2021	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0631/2	Reserved Matters	Land North East of Leicester	S73 application for variation of condition 2, 9 and 10 of P/19/1457/2 (RMA2) - Reserved Matters (access, appearance, landscaping, layout and scale) for residential development of 226 dwellings within phase 1 of Outline permission referenced P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2 (as amended by P/21/0630/2). (Variation to Schedule 1 and 2 relating to plot substitutions, increase in development of sub-phase by 1 plot and plot references of condition 10.)	GTDCON, Permission be granted subject to the following conditions:	27-Aug-2021	Queniborough
P/21/1321/2	Householder	54 New Zealand Lane Queniborough LE7 3FT	Erection of single storey extension to front and rear of house	GTDCON, Permission be granted subject to the following conditions:	01-Sep-2021	Queniborough
P/21/1331/2	Householder	32 Main Street South Croxton LE7 3RJ	Proposed single storey rear and side extension.	GTDCON, Permission be granted subject to the following conditions:	06-Sep-2021	Queniborough
P/21/1337/2	Householder	5 Coppice Farm, The Old Stables Coppice Lane Queniborough LE7 3DR	Proposed single storey side and rear extension, single storey front and side extension with glazed corridor link to garage conversion with dormer. Proposed detached garage and associated works.	GTDCON, Permission be granted subject to the following conditions:	08-Sep-2021	Queniborough
P/21/1282/2	Householder	6 Watling Street Mountsorrel Leicestershire LE12 7BD	Single storey rear extension and associated works.	GTDCON, Permission be granted subject to the following conditions:	24-Aug-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1736/2	Equipment PD Notification	Rawlins School Sarson Street Quorn Leicestershire LE12 8EA	Install 1 x 9m wooden pole	ZAD, Advice given	02-Sep-2021	Quorn & Mountsorrel Castle
P/21/1189/2	Householder	16 Hall Leys Quorn Leicestershire LE12 8HF	Single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	06-Sep-2021	Quorn & Mountsorrel Castle
P/21/0696/2	Full	217 Loughborough Road Mountsorrel LE12 7AR	Proposed entrance porch for disabled access to education building.	GTDCON, Permission be granted subject to the following conditions:	06-Sep-2021	Quorn & Mountsorrel Castle
P/21/0791/2	Householder	1 Brownhill Crescent Rothley Leicestershire LE7 7LA	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Rothley & Thurcaston
P/21/1234/2	Householder	13 Town Green Street Rothley LE7 7NU	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Aug-2021	Rothley & Thurcaston
P/21/0953/2	Householder	33 The Ridgeway Rothley LE7 7LE	Proposed extensions and alterations to dwelling including erection of extensions to side and rear following partial demolition; associated landscaping including erection of 1.8m high fence behind hedgerow along street frontage and widening of entrance gates to allow for vehicular access.	GTDCON, Permission be granted subject to the following conditions:	26-Aug-2021	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1211/2	Full	APAC Group Ltd Loughborough Road Rothley Loughborough LE7 7NL	Erection of commercial unit (use class B8). Revised scheme P/20/0825/2 refers.	GTDCON, Permission be granted subject to the following conditions:	02-Sep-2021	Rothley & Thurmaston
P/21/0904/2	Householder	96 Station Road Cropston LE7 7HE	Proposed garage conversion, new garage on site, alterations to driveway and boundary wall and gate	GTDCON, Permission be granted subject to the following conditions:	09-Sep-2021	Rothley & Thurmaston
P/20/2386/2	Householder	93 Leicester Road Thurmaston Leicestershire LE7 7JH	Raising of eaves and ridge height to enable second floor extension at rear, dormer roof extension at rear of house.	GTDCON, Permission be granted subject to the following conditions:	13-Sep-2021	Rothley & Thurmaston
P/21/0664/2	Full	Leicester Road Allotments Rear of 173 Leicester Road Shepshed Leicestershire LE12 9DG	Retrospective application for the erection of security fence.	GTD, Permission be granted unconditionally	17-Aug-2021	Shepshed East
P/21/0507/2	Full	Land adjacent 21 The Lant Shepshed Leicestershire LE12 9PD	Erection of detached dwelling and alterations to vehicular access.	REF, Permission be refused for the following reasons:	03-Sep-2021	Shepshed East
P/20/1246/2	Outline Planning Permission	87 Leicester Road Shepshed Leicestershire LE12 9DF	Erection of a detached dwelling (Outline - Access and Layout only to be considered)	GTDCON, Permission be granted subject to the following conditions:	13-Sep-2021	Shepshed East
P/20/2382/2	Full	Unit 4h 4j 4k Manor Drive Sileby Leicestershire LE12 7RZ	Retrospective application for the replacement/refurbishment of roof and external walls to improve thermal elements with new external lighting.	GTDCON, Permission be granted subject to the following conditions:	17-Aug-2021	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1125/2	Full	196 Seagrave Road Sileby LE12 7TS	Erection of two detached houses and one detached bungalow following demolition of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Aug-2021	Sileby
P/21/1407/2	Full	31 Gray Lane Sileby LE12 7GS	Proposed single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	24-Aug-2021	Sileby
P/21/1300/2	Full	115 Homefield Road Sileby Leicestershire LE12 7TG	Change of use from training centre to dwelling (Class C3).	GTDCON, Permission be granted subject to the following conditions:	02-Sep-2021	Sileby
P/21/1450/2	Householder	23 Brushfield Avenue Sileby LE12 7NX	Erection of two storey side extension, single storey extensions to front and rear of house	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Sileby
P/21/0990/2	Full	Elizabeth House 73 High Street Syston Leicestershire	Conversion of ground floor office to one bed flat.	GTDCON, Permission be granted subject to the following conditions:	23-Aug-2021	Syston West
P/21/1479/2	Householder	78 Wanlip Road Syston LE7 1PB	Proposed two storey side extension, two storey rear extension, single storey side and rear extension and raised terrace.	GTDCON, Permission be granted subject to the following conditions:	08-Sep-2021	Syston West
P/19/0919/2	Full	Land off Sowters Lane Burton on the Wolds Loughborough LE12 5TZ	Change of use from the storage of non-touring caravans to the storage of containers for self-storage, associated on-site parking and erection of site entrance height restrictor, .	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1315/2	Householder	11 Somerset Close Burton On The Wolds Leicestershire LE12 5AJ	Proposed single storey front & side extensions (Re-submission of P/20/2074/2)	GTDCON, Permission be granted subject to the following conditions:	20-Aug-2021	The Wolds
P/21/1280/2	Householder	48 Far Street Wymeswold Leicestershire LE12 6TZ	Conversion/reconstruction and alterations to outbuildings; erection of single storey extension to side to dwelling. To include removal of 3 No. chimney stacks, felling of one Holly tree and widening of access gateway with replacement gate.	GTDCON, Permission be granted subject to the following conditions:	20-Aug-2021	The Wolds
P/21/1080/2	Householder	39 Far Street Wymeswold LE12 6TZ	Single storey extensions to rear of dwelling alterations to existing dwelling including a first floor balcony. Formation of hard-surfaced driveway and erection of triple garage to rear with annex accommodation over following demolition of existing garage.	GTDCON, Permission be granted subject to the following conditions:	25-Aug-2021	The Wolds
P/21/1698/2	Householder Prior Notification	5 Mill Hill Leys Wymeswold Leicestershire LE12 6UU	Creation of additional storey with dormers to the front and rear.	PRINOT, Prior approval from the Council is not required	07-Sep-2021	The Wolds
P/21/1427/2	Householder Prior Notification	50 Southdown Drive Thurmaston Leicestershire LE4 8HX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5m, with a maximum height of 4m, and height to the eaves of 3m.	PRIREF, The prior approval of the Council is refused	17-Aug-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1439/2	Householder	Glebe Farm Wharf Street Thurmaston Leicestershire LE4 8AY	Proposed single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	18-Aug-2021	Thurmaston
P/21/1202/2	Householder	50 Festival Avenue Thurmaston LE4 8JA	Erection of single storey extension and dormer extension to rear with hip to gable extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Aug-2021	Thurmaston
P/21/1509/2	Householder Prior Notification	61 Southdown Drive Thurmaston Leicestershire LE4 8HX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4 m, with a maximum height of 4m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	20-Aug-2021	Thurmaston
P/21/1428/2	Advert Consen	Unit 3b Thurmaston Shopping Centre, Barkby Thorpe Lane Thurmaston LE4 8GP	Display of 1 No. internally illuminated roof mounted canopy sign, 1 No. internally illuminated fascia sign to shop and 2 No. internally illuminated hanging signs to walkway.	GTDCON, Permission be granted subject to the following conditions:	24-Aug-2021	Thurmaston
P/21/1166/2	Advert Consen	Thurmaston Shopping Centre Barkby Thorpe Lane Thurmaston LE4 8GP	Refurbishment of 2 existing totem signs to front of site and refurbishment and enlargement of 2 double sided totem signs each side of site entrance.	GTDCON, Permission be granted subject to the following conditions:	24-Aug-2021	Thurmaston
P/21/1520/2	CL (Proposed)	68 Colby Drive Thurmaston Leicestershire LE4 8LA	Certificate of Lawfulness (proposed) for conversion of garage into ancillary accommodation.	CLDPGRANT, Certificate of Lawful Proposed Development	25-Aug-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1456/2	Advert Consen	Asda Barkby Thopre Lane Thurmaston Leicester LE4 8GQ	Installation of various illuminated and non illuminated signs.	GTDCON, Permission be granted subject to the following conditions:	10-Sep-2021	Thurmaston
P/20/2360/2	Full	18 Dorothy Avenue Thurmaston Leicestershire LE4 8AB	Change of use of part of dwellinghouse to hairdressing salon (retrospective application).	GTDCON, Permission be granted subject to the following conditions:	13-Sep-2021	Thurmaston
P/21/1116/2	Full	All Saints Church Main Street Cossington LE7 4UU	Construction of Annex to church to provide meeting rooms, toilets and kitchenette; construction of detached outbuilding to provide boiler room, toilet and external store. External works including improvements to driveway and paths and relocation of gravestones around perimeter of churchyard.	GTDCON, Permission be granted subject to the following conditions:	18-Aug-2021	Wreake Villages
P/21/1020/2	Discharge of Conditions	Quorn Park 19 Paudy Lane Seagrave LE12 8HL	Discharge of condition 3 of P/19/1570/2 relating to materials	CONDNK, Conditions PART discharged	24-Aug-2021	Wreake Villages
P/21/0961/2	Householder	25 Church Leys Avenue Rearsby Leicestershire LE7 4YF	Single storey side and rear extension, raised terrace and the rendering of the front elevation.	GTDCON, Permission be granted subject to the following conditions:	09-Sep-2021	Wreake Villages