



PLANS COMMITTEE

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

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Woodgate Chambers on Thursday, 25th November 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

17th November 2021

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING

3 - 4

The Committee is asked to confirm as a correct record the minutes of the meeting held on 21st October 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

Garendon Development

Question submitted by County Councillor Max Hunt

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

5 - 79

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

80 - 101

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 21ST OCTOBER 2021

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

APOLOGIES: Councillor 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.

26. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 23rd September 2021 were confirmed as a correct record and signed.

27. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

28. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Charles – in relation to both applications. He was a Borough Councillor for the ward. He had not been involved with the application and approached the application with an open mind.

29. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 and 2 in the appendix to the agenda filed with these minutes).

RESOLVED

1. that, in respect of application P/21/1221/2 (Mr & Mrs Varnham. Land adjacent to 171 Swithland Lane, Rothley, LE7 7SJ) authority is given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under Section 106 legal agreement/ Unilateral Undertaking and planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and subject to the completion of the S106 legal agreement or receipt of an acceptable Unilateral Undertaking;

2. that, in respect of application P/21/1297/2 (Melyvn and Anne Coupland. Land to the West of No.39 The Ridgeway, Rothley, LE7 7LE), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration subject to an amendment adding a landscaping condition.

30. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

NOTES:

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

Charnwood Borough Council

Plans Committee – 25 November 2021

Index of Committee Items

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1	P/20/2361/2	Jelson Ltd Land off Halstead Road Mountsorrel Leicestershire LE12 7HG Residential Development of 50 dwellings and associated infrastructure.	Grant Conditionally	6
2	P/20/1176/2	Mr Phil Crawley Paudy View Farm Paudy Lane Seagrave LE7 4TB Erection of agricultural building for rearing livestock.	Grant Conditionally	31
3	P/21/0581/2	Stuart Slessor 46A-46C Albion Street Anstey Leicestershire LE7 7DE Change of use of first floor from storage/office space to pop up pub (Sui Generis) Variation of Condition 5 of P/18/1287/2 to allow the use of the external garden area up to 2100 hours on any day.	Grant Conditionally	48
4	P/21/1571/2	Moda International Brands Ltd Land at Farriers Close Wymeswold Leicestershire Erection of 4 detached dwellinghouses and associated parking and landscaping.	Grant Conditionally	58

Item No. 1

Application Reference Number P/20/2361/2

Application Type:	Full	Date Valid:	16/12/2020
Applicant:	Jelson Ltd		
Proposal:	Residential Development of 50 dwellings and associated infrastructure		
Location:	Land off Halstead Road Mountsorrel Leicestershire LE12 7HG		
Parish:	Mountsorrel	Ward:	Mountsorrel
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

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

Description of the Application Site

The application site extends to approximately 3.1 hectares and comprises a single field which is currently used as a paddock. The field is relatively flat with trees and hedgerows around its boundary. The site can be accessed via a farm access at the southern boundary. The site is bounded to the south by Halstead Road. Beyond this, to the south, is the Halstead Road Centenary Pasture Local Nature Reserve, allotments and residential dwellings on Willow Grove. To the east of the site is the Jelson scheme of 200 dwellings which is currently under construction. To the west is a smaller field, beyond which is a single residential dwelling. The Great Central Railway line runs along part of the western boundary. There are fields directly to the north. Mountsorrel Quarry is approximately 700 metres to the north west of the site. The site is predominantly level although there is a gentle slope with levels rising to west. The site is outside but partially adjacent to the limits to development for Mountsorrel.

Description of the Proposal

The application seeks full planning permission for the erection of 50 dwellings with access obtained from Halstead Road. The proposal also includes the provision of SUDs features, internal roads, soft landscaping and onsite open space. The proposal seeks to provide 30% affordable units. The housing mix ranges from 2 to 5 bedroom terraced, semi-detached and detached houses with majority (80%) being 2 and 3 bedrooms. The proposal includes the provision of 15 (30%) affordable dwellings. The design and character of the proposal seeks to reflect and expand upon the design of the adjacent Jelson development which is currently under construction. An additional pedestrian footpath is proposed within the site to link the two developments with the

creation of a new footway within the public highway on the north side of Halstead Road.

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.

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 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 of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes - The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 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 NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Section 14: Meeting the challenge of climate change, flooding and coastal change - New development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 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 - Paragraph 203 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Practice Guidance

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

National Design Guide

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

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

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic

changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

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

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

Design Supplementary Planning Document (January 2020)

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

Leicestershire Highways Design Guide

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

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 Charnwood Local Plan: Pre-submission Draft (July 2021)

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2037. The new local plan will include strategic and detailed policies and was approved by Council on 21 June 2021 for consultation and then submission to the Secretary of State for an Examination in Public. 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 sets out the Council's draft strategic and detailed policies for the period 2019-37. 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	Confirms that the site is in flood zone 1 and accepts the proposed drainage strategy. Does not object to the proposal and suggests conditions.
Housing Strategy & Support CBC	Seeks 30% affordable housing on the site at an appropriate mix and with 77% for rent and 23% for shared ownership. The layout and clustering broadly complies with the housing SPD.
Environmental Protection - CBC	Does not raise any objections to the application subject to a condition being imposed requiring noise mitigation to be carried out to protect the amenity of future occupiers.
Leicestershire County Council, (LCC) - Highways	Does not object to the proposal. The impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Conditions are recommended and financial contributions requested.
LCC Education	Seeks contributions of £128,492.00 towards remodelling and improving capacity at Christ Church & Saint Peter's C of E Primary School. Seeks contributions of £181,180.00 towards remodelling and improving capacity at Rawlins Academy.

LCC Libraries	Seeks a contribution of £1,510.00 towards library facilities at Mountsorrel Library.
LCC Civic Amenity	Seeks a contribution of £2584.00 towards increasing capacity at Mountsorrel Household Waste and Recycling Centre.
Mountsorrel Parish Council	<p>Objects to the application on the following grounds;</p> <ul style="list-style-type: none"> - The site is not allocated for development - It is outside of the limits to development - Impact on the character and scale of the village - Impact on infrastructure and services - Impact on the landscape through loss of open green field land - Lack of distinctive design or energy efficient construction - Lack of bungalows - Concerns over the impact on the adjacent railway - Impact on traffic and intensifying use of surrounding roads/junctions - Drainage network capacity - Local primary school cannot be expanded - Requests contributions towards local bus services, improved pedestrian and cycle connectivity, funding towards the nearby Cufflins Park development. - Requests that the proportion of affordable housing is reduced to 15% with a larger contribution sought instead for the nearby Cufflins Park project to address a funding shortfall.
Charnwood Open Spaces	<p>Raises no objection. Suggests conditions requiring details of storage of refuse and materials for recycling, including bin collection points. Seeks the following contributions:</p> <ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • £13,333 towards enhancement of nearby the LEAP facility • £47,700 contribution towards new or enhanced young people's provision within the adjacent Cufflins Park development or other nearby provision. • £16,469.00 contribution towards off-site outdoor sports facilities • £5,646.00 contribution towards off-site provision or enhancement of allotment facilities in Mountsorrel. • An indoor sports contribution to consist of £22,709.00 towards swimming pool facilities, £21,943.00 towards indoor court facilities and £3,240.00 towards indoor bowls rink facilities

Ward Councillor Capleton	Supports the Parish Council's first preference that the application should be refused and requests to speak at the meeting.
NHS CCG	Seeks £25,315.62 towards providing additional clinical accommodation at Alpine House and Charnwood Surgery in order to meet the needs of the additional residents.
Great Central Railway	Concerns that the proposal could result in surface water draining onto the railway. Requests that they be consulted on the drainage scheme. Requests that substantial fencing is constructed to prevent trespass along the railway. Concerns that use of the railway will impact on future residents.
Network Rail	No observations to make and confirms that the adjacent railway is under the control of the Great central Railway
Natural England	Considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Other Comments Received

61 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

- Impact on the countryside
- Impact on the landscape
- Loss of greenfield land
- Overdevelopment of the site
- Design of house types out of character with area
- Flood risk
- Concerns regarding drainage capacity and surface water flooding
- Concerns regarding capacity of the highway network
- Concerns regarding highway safety
- Lack of infrastructure for additional population
- Location of affordable housing
- Unsustainable location
- Loss of village identity
- Lack of need for additional housing
- Housing mix does not meet current needs
- Loss of privacy
- Overbearing impacts
- Loss of trees

- Harm to ecology
- Noise and disturbance during construction

Planning History

There is none relevant to the application site itself. The following planning history of the adjacent site is that which is most recent and relevant to the proposal:

Reference	Application	Decision
P/15/1024/2	Erection of 200 dwellings. (Reserved Matters - Outline application P/13/1008/2 refers)	Approved 17/2/2016
P/13/1008/2	Site for residential development of up to 200 houses with associated roads, landscaping, sports pitch and landscaped bund. (revised scheme P/12/0022/2 refers)	Approved 23/12/2014

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 these plans are over 5 years old; therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national advice. Accordingly, there is no reason to reduce the weight given to them.

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

The shortfall in the supply of deliverable housing sites also means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused. Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application.

The main issues are considered to be:

- The principle of the proposed development;
- Design, Layout and Landscape & Visual Impact
- Open space
- Residential Amenity

- Housing Mix
- Transport and Highway Impact
- Ecology and Biodiversity
- Flood risk/drainage
- Infrastructure
- Other matters

Principle of the proposed development

CS1 represents the strategic vision of the borough and is an expression of a sustainable growth pattern. It takes the form of a hierarchical, sequential approach guiding development first to the northern edge of Leicester, then to Loughborough and Shepshed before directing development to the smaller villages. In doing so it provides for at least 3,000 new homes within or adjoining Service centres such as Sileby. The Local Planning Authority can currently demonstrate 3.34 years housing land supply and the Core Strategy is more than five years old. Accordingly, policy CS1 carries only moderate weight.

In the period between the base date of 2011 and the latest full monitoring period of 31st March 2021, 4,460 homes have been completed or committed within Service Centre Settlements. This is 45% more homes than provided for in the Core Strategy for Service Centres and represents a disproportionate level of growth within this tier of the hierarchy. Additional development would therefore further undermine the spatial strategy and strategic vision of the borough as set out in Policy CS1. Of the 4,460 commitments and completions within Service Centres, 364 of these have been Mountsorrel.

The site is located outside of the defined settlement limits of Mountsorrel and in the countryside as defined by saved policy ST/2. The proposal would not accord with the provisions of CT/1 in respect of development in the countryside. Due to their age and consistency with the NPPF, these policies carry moderate weight and any harms arising from the conflict with these saved policies will need to be considered in the overall planning balance. Paragraph 69 of the NPPF states that small and medium size sites can make an important contribution to meeting housing requirements and are often built out quickly. Support should be given to windfall sites through policies and decisions.

Policy CS11 is important in considering the proposal as it seeks to protect the character of the Borough's 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. This policy is broadly consistent with national planning policy framework, does not have such a direct relationship with supply of housing and so is considered to attract significant weight.

Saved Policy CT/1 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 conflict with CT/1 it is therefore unacceptable in principle and Policy CT/2 is not engaged.

When considering the application as a whole, the application is considered to be in conflict with Local Plan Core Strategy (2011-2028), policies CS1 and CS11, 'saved' policies ST/2, CT/1 of Local Plan 2004 by virtue of the proposed housing development being located outside of the defined settlement limits. The harm associated with this conflict is considered in the planning balance below.

Design, Layout and Landscape Impact

Local Plan Policy CS2 seeks to require high quality design where people would wish to live through design that responds positively to its context.

Policy CS11 seeks to protect landscape character and countryside. The Charnwood Landscape Character appraisal describes this area of the Charnwood Forest a lower lying, predominantly open, arable landscape with some small pockets of pasture and small blocks of ancient woodland. The character area lies between the core Charnwood Forest and the Soar Valley. This area is heavily influenced by settlement from the built edges of Mountsorrel and Rothley. This area of the Charnwood Forest is defined by its distinctive vernacular style typically consisting of slate roofs, red brick and use of granite stone. The site is not considered to be sensitive in landscape terms.

The site is located on the western edge of Mountsorrel that is defined by its edge of countryside location. The character of the built environment in this part of the village is defined by a mix of house styles and forms, albeit those immediately abutting the application site are late C20 and early C21 predominantly two storey properties set within relatively spacious plots. The more distinctive properties along Swithland Lane are located to the south west, although there is little visual or physical relationship with the site itself. Halstead Road is also defined by its verdant character with deep grass verges and boundary hedgerows.

The proposed house types are predominantly constructed in brick and tile and the majority are designed with a horizontal emphasis, all of which are two storeys in height with some feature gables and traditionally styled which are appropriate to the edge of countryside location and the built forms found elsewhere along Halstead Road. The stylistic mix of house types therefore relates to the predominantly rural character of the area the use of materials found within this location on the edge of the Charnwood Forest. The design of the proposed house types therefore preserves the character of the area in accordance policy CS2 of the Core Strategy.

The proposed layout is largely focused around the different areas of public open space to the sites frontage, which in turns preserves the spacious open feel along Halstead Road. Connectivity within and around the site has been improved from with the introduction of pedestrian connectivity points to the adjacent residential development to the east and Cufflins Park to the North. It is considered that the design of the proposed layout is broadly compliant with the Design SPD and would result in a high quality environment with good access to the countryside and opportunities for social interaction.

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

Arboricultural survey work submitted with the application shows that the majority of the trees and hedges within the site are to be retained with additional planting to be secured via the landscaping scheme. It is recommended that full details of species, densities and numbers be secured by planning condition.

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 the proposed house types and layout broadly respects the semi-rural location on the edge of the Charnwood Forest and therefore accords with policy CS2 of the Core Strategy, EV/1 of the Local Plan and the Design SPD.

Open Space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. The proposal includes several different areas of Public Open Space with varying functions in order to meet the different typology requirements expected by Policy CS15. Smaller overlooked areas of amenity green space are proposed within other areas of the development. However, the site benefits from being situated adjacent to the earlier phase which provides existing areas of Open Space that could be used by future residents, in addition to being adjacent to the Cufflins Park Development. It is recommended that contributions be sought towards enhancing existing or planned facilities in terms of facilities for children, young people, outdoor sport and allotments. Full details of long term management responsibilities of on-site open space will be required by planning condition and secured via the section 106 agreement.

Overall it is considered that the development would provide good quality open space proportionate to its size and accordingly the proposal is considered to comply with policy CS15 of the Core Strategy. Conditions are recommended in terms of securing of the detailed landscape design and long term management responsibilities

Residential Amenity

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

Objections have been received from neighbouring properties that abut the site with concerns raised over the height and scale of the properties in relation to boundaries which they consider would result in loss of light and overshadowing of their properties.

The proposed landscape buffer along the site's eastern boundary will effectively separate the development from those existing properties within the earlier phase which is nearing completion. The distance and landscaping proposed would prevent undue

overlooking, loss of privacy, overbearing or loss of light. Accordingly, the layout of the proposed development has been designed to accord with the guidance contained within the Charnwood Design SPD and is considered acceptable in these regards.

The proposed dwellings will be situated adjacent to a section of the Great Central Railway line that is currently unused but it could be brought back into use at any time therefore noise, disturbance and possible vibration from passing vehicles is a consideration for future occupiers. The Council's Environmental Health Officer consulted as part of the application has raised no objections on grounds of noise or disturbance subject to the development being carried out in accordance with the noise mitigation measures contained within the submitted noise impact assessment. A planning condition is accordingly recommended.

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

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. Policy CS3 also requires that 30% of dwellings within new developments at Mountsorrel be affordable dwellings.

The surrounding area consists of a low density mix of dwellings in terms of size and type of housing, the mix proposed within the site should therefore reflect this. The site is also located on the edge of the settlement and therefore it would be expected that a proportion of larger 4+ bed detached properties be located at the edges of the site. The open market housing mix as proposed is set out below:

Open Market Housing

No. of beds	Proposed scheme %	HEDNA suggested %
1	0%	0%-10%
2	0%	25%-35%
3	71%	45%-55%
4+	29%	10%-20%

The proposed open market housing mix is therefore moderately adrift from the needs identified by HEDNA. However, Policy CS3 also requires that regard be given to the character of the area. It is considered that the proposed open market housing mix is acceptable on account of the site's location and that the mix represents the right balance between meeting identified needs and respecting the character, density and pattern of development in the surrounding area.

Affordable Housing Mix

No. of beds	Proposed scheme %	HEDNA suggested %
1	0%	40-45%
2	20%	20-25%
3	80%	25-30%
4+	0%	5-10%

In terms of the location and distribution of the affordable housing, the housing SPD seeks to ensure the affordable housing is not distinguishable from the open market housing and should be in contiguous groups of no more than 10 units. The affordable housing is set out in groups of a cluster of 8 and 6. The proposal complies with the housing SPD in this regard. The Council's Affordable Housing Strategy Manager has been consulted on the proposals and supports the mix, distribution and tenure proposed.

In conclusion, overall, when considering policy CS3, the Housing SPD it is considered that the proposal accords with the development plan in respect of housing mix.

Transport and Highway Impact

In accordance with Policies CS17 and CS18 of the Core Strategy and Policy TR/18 of the Local Plan, applicants need to demonstrate sustainable travel options and demonstrate that a safe and suitable access can be provided. Paragraph 110 and 111 of the NPPF.

The Highway Authority has assessed the Transport Assessment and Travel Plan submitted in support of the application together with further additional information and evidence requested and submitted throughout the course of the application. It is considered that the number of dwellings proposed would not cause severe or unacceptable impact on the highway network and that the proposed access from Halstead Road is acceptable. Furthermore, there is sufficient parking provided commensurate with the number and size of dwellings proposed. The Local Highway Authority raises no objection to the application subject to planning conditions.

It is considered that subject to appropriately worded planning conditions the proposal would accord with Paragraphs 110 and 111 of the NPPF, policy CS17 of the CS and saved policy TR/18 of the Local Plan in respect of parking, access and highway safety. Financial contributions requested by the local highway authority to mitigate the impacts of the development are considered below.

Ecology and Biodiversity

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. 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 application site is located adjacent to the Halstead Road Centenary Pasture Nature Reserve. The application is supported by an Ecological Appraisal and

Biodiversity Impact Assessment which shows that there will be no net loss of biodiversity. However, the Council's Ecologist is concerned that the baseline conditions for the assessment do not accurately reflect the condition of the site and as such, the development could result in a net loss of biodiversity. The disagreement is borne out of the fact that the site, although agricultural land, has not been intensively used and as such its condition has improved for biodiversity. However, it should be noted that the site is agricultural and, and it could be grazed by cattle or ploughed at any time reducing significantly the baseline value of the site, and therefore on balance, a reasonable and flexible approach to assessing the baseline condition should be taken. It should also be considered that the site is not large, and it is well established that securing no net loss of biodiversity on smaller sites that do not benefit from economies of scale can be challenging.

The scheme has been designed to mitigate impact on biodiversity on site through the creation of green spaces and corridors and it is considered that with the use of planning conditions to secure appropriate landscaping and management and the submission of a scheme to deliver bird and bat boxes and tree planting, the net loss of biodiversity on site would be more limited. The level of habitat loss the Council's Ecologist expects from the baseline conditions for the site as it currently stands is 46%. This aspect of the proposal would therefore not strictly accord with Policy CS13 and the NPPF. However, this is a harm that needs to be accounted for in the planning balance below having regard for paragraph 11d of the NPPF and the acute need to deliver housing.

Drainage

Policy CS16 of the Core Strategy seeks 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 at the lowest part of the site and discharged at a controlled rate into an onsite ditch. This rate would be equivalent or less than greenfield run off rate.

The Lead Local Flood Authority does not object to the submitted drainage strategy although it does suggest a number of planning conditions.

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

Objections have been raised in respect of existing surface water flooding that occurs within the locality. Residents have also raised concerns that the existing combined sewer is poorly maintained and is not able to cope with existing flows. The applicant has provided confirmation from Severn Trent Water that there is capacity in the system

as well as models of the two phases together to show that the system can take the additional development. It also contains further details about the recent incident which residents and the Parish Council are referring to which was in fact a third-party tanker illegally disposing into the drainage system. This has been reported to the Environment Agency and no further incidents have occurred.

The application is therefore considered to accord with policy CS16 in respect of drainage subject to planning conditions to secure implementation and maintenance of the drainage scheme, in the event that planning permission is granted.

Section 106 Contributions

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. This would be in accordance with the Framework and Community Infrastructure Levy (CIL) Regulations to mitigate to the impact of the proposals. The following contributions have been requested:

Education	<ul style="list-style-type: none"> • Seeks contributions of £128,492.00 towards remodelling and improving capacity at Christ Church & Saint Peter's C of E Primary School. • Seeks contributions of £181,180.00 towards remodelling and improving capacity at Rawlins Academy.
Libraries	<ul style="list-style-type: none"> • Seeks a £1,510.00 towards library facilities at Mountsorrel Library.
Open Space	<p>Seeks the following contributions:</p> <ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • £13,333 towards enhancement of nearby the LEAP facility • £47,700 contribution towards new or enhanced young people's provision within the adjacent Cufflins Park development or other nearby provision. • £16,469.00 contribution towards off-site outdoor sports facilities • £5,646.00 contribution towards off-site provision or enhancement of allotment facilities in Mountsorrel. • An indoor sports contribution to consist of £22,709.00 towards swimming pool facilities, £21,943.00 towards indoor court facilities and £3,240.00 towards indoor bowls rink facilities

Affordable Housing	<ul style="list-style-type: none"> • 30% affordable housing on the site with 77% for rent and 23% for shared ownership.
NHS	<ul style="list-style-type: none"> • £25,315.62 towards providing additional clinical accommodation at Alpine House and Charnwood Surgery in order to meet the needs of the additional residents.
Highways	Seeks the following contributions: <ul style="list-style-type: none"> • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Leicestershire County Council Waste Services	<ul style="list-style-type: none"> • Seeks a £2,584.00 contribution towards the enhancement of Mountsorrel Waste and Recycling Centre.

These contributions (with the exception of indoor sport) and delivery of on-site open 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.

The Parish Council has requested that the percentage of affordable housing be reduced from 30% to 15% with any financial saving made by the developer be redirected towards the Parish Council's funding gap in delivering the adjacent sports and open space facility, Cufflins Park. It is not considered that any such request and redirection of funding would be CIL compliant as it would result in the over/under provision of funding contrary to the aims of both policies CS3 and CS15. Furthermore, the funding requested or used should meet the needs of the new development. An inflated amount cannot be requested on account of a funding shortfall that has not arisen out of a consequence of the proposed development nor can contributions required by one policy area be redirected to another. There is also a recognised shortfall in housing at the current time, including affordable housing. A reduction in the provision as requested by the Parish Council would not be justified this basis.

Planning Balance and Conclusion

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

The application would contribute 50 dwellings to the Council's Housing Land Supply, including 30% affordable housing. Without a 5-year housing land supply this should be attributed significant positive weight.

The development would support jobs and the local economy, during construction and with lasting benefits of expenditure and employment of residents. This should be given limited positive weight.

The proposed green infrastructure, which includes open spaces would contribute to the health and well-being of existing and new residents. This should be given limited positive weight.

Negatively, the proposal would result in loss of countryside and agricultural land, and the impact on ecology would attract negative weight being in conflict with policies CS1, CT1, ST/2 and CS13 of the Core Strategy. However, it should be noted that these policies, with the exception of CS13 do not attract full weight in the planning balance having regard for paragraph 11d of the Framework.

It is therefore concluded that the adverse impacts of granting planning permission would not significantly outweigh the benefits that the scheme would offer at a time whereby the council is not able to demonstrate a five year supply of housing land and Policy CS1 of Core Strategy is considered to be out of date. The proposal would therefore constitute sustainable development as defined by paragraph 8 of the NPPF.

The application is therefore recommended for approval subject to conditions.

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	<p>£128,492.00 towards remodelling and improving capacity at Christ Church & Saint Peter's C of E Primary School.</p> <p>£181,180.00 towards remodelling and improving capacity at Rawlins Academy.</p>
Libraries	Seeks a £1,510.00 towards library facilities at Mountsorrel Library.
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • £13,333 towards enhancement of nearby the LEAP facility • £47,700 contribution towards new or enhanced young people's provision within the adjacent Cufflins Park development or other nearby provision. • £16,469.00 contribution towards off-site outdoor sports facilities • £5,646.00 contribution towards off-site provision or enhancement of allotment facilities in Mountsorrel.

Affordable Housing	30% affordable housing on the site with 77% for rent and 23% for shared ownership.
NHS	£25,315.62 towards providing additional clinical accommodation at Alpine House and Charnwood Surgery in order to meet the needs of the additional residents.
Highways	Seeks the following contributions: <ul style="list-style-type: none"> • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Leicestershire County Council Waste Services	Seeks a £2,584.00 contribution towards the enhancement of Mountsorrel Waste and Recycling Centre.

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>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 and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below:</p> <p>Approved Drawings:</p> <p>MTS/P2/SPM/01 Rev. I</p> <p>MTS/P2/SPM/03</p> <p>MTS/P2/SPM/02 Rev. A</p> <p>0005 Rev. P04</p> <p>D504</p> <p>JH3D04</p> <p>JA3S01</p> <p>JA3S06</p> <p>JH2S03</p> <p>JH3S06</p> <p>JH3D10</p> <p>JH3D11</p> <p>JH3S02</p> <p>JH3D13</p> <p>JH3S01</p> <p>JH3D08</p> <p>JH4D04</p> <p>JH4D05</p>

	<p>JH4D06 JH5D02</p> <p>REASON: For clarity and the avoidance of doubt and to define the terms of the permission</p>
3.	<p>Prior to built development commencing a schedule of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>REASON: To ensure the satisfactory appearance of the development</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 areas for bin presentation) 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 and CS13</p>
5.	<p>The landscaping scheme 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 and CS13 of the Core Strategy.</p>
6.	<p>No development, including site works, shall begin until the trees to be retained within or adjacent 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</p>

	protected while building works take place on the site in accordance with policies CS2, CS11 and CS13
7.	<p>No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and agreed in writing by the local planning authority. The agreed landscape management plan shall then be fully implemented.</p> <p>REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.</p>
8.	<p>Notwithstanding what is shown on the approved plans, within three months of commencement of development, exact details of the location, scale, appearance and material of all boundary treatments and fencing shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and completed prior to the occupation of any dwelling and maintained thereafter in the approved form.</p> <p>REASON: To ensure the satisfactory appearance of the development and to protect the amenity of existing and future residents in accordance with policy CS2</p>
9.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing PRJ01-TTE-00-ZZ-DR-S-0005 P04 have been implemented in full.</p> <p>REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).</p>
10.	<p>No individual unit hereby permitted shall be occupied until such time as the parking and turning facilities for that unit have been implemented in accordance with Drawing MTS/P2/SPM/01 Rev I. 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>
11.	<p>No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 73.0 metres have been provided at the site access in accordance with Drawing PRJ01-TTE-00-ZZ-DR-S-0005 P04. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.</p> <p>REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the</p>

	interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).
12.	<p>The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on Halstead Road that will become redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2021).</p>
13.	<p>Notwithstanding Drawing MTS/P2/SPM/01 Rev IH, no part of the development shall be occupied until such time as details of vertical speed features have been submitted to and agreed in writing by the local Planning Authority. Thereafter, the agreed scheme shall be implemented in full prior to first occupation of any dwelling.</p> <p>REASON: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2021).</p>
14.	<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 construction vehicle parking • Details of wheel washing facilities • Details of construction traffic routeing • Hours of operation for construction and delivery of materials <p>The development shall be carried out in accordance with the approved details for the duration of the construction period.</p> <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>
15.	<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.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.</p>
16.	<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.</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 though the entire development construction</p>

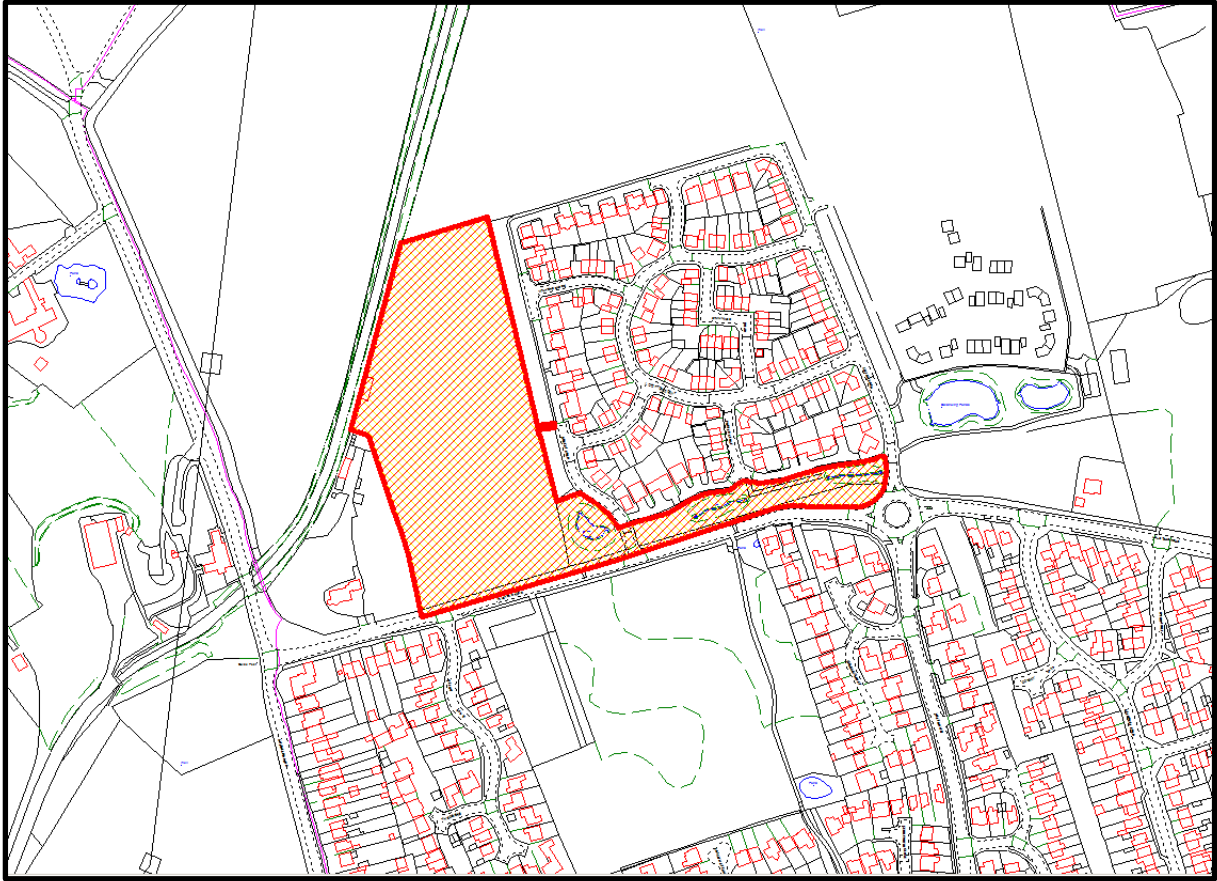
	phase.
17.	<p>No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.</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>
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 Ecological Appraisal by Aspect Ecology dated December 2020 (Section 6: Proposed Mitigation and Enhancement Measures). The development shall be carried out and retained thereafter in accordance with the approved details.</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</p>
19.	<p>The development hereby permitted shall be carried out in accordance with the noise mitigation measures detailed in Section 6.1 of the submitted Acoustic Report prepared by White Young Green.</p> <p>REASON: to ensure internal noise level criteria can be achieved across the site having regard for the future occupiers of the development and in accordance with policy CS2 of the Core Strategy</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 and TR/18. Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. There are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. 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> If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance
5. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001). All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
6. The drainage 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.



Item No. 2

Application Reference Number P/20/1176/2

Application Type:	Full Planning Permission	Date Valid:	28/07/2020
Applicant:	Mr Phil Crawley		
Proposal:	Erection of agricultural building for rearing livestock (Accompanied by Environmental Impact Statement)		
Location:	Paudy View Farm Paudy Lane Seagrave		
Parish:	Seagrave	Ward:	Wreake Villages
Case Officer:	Shaun Robson	Tel No:	07864 603389

Background

This application has been brought to plans committee as it has been called in by Cllr Poland who has concerns about the proposal, specifically the additional traffic movements onto Berrycote Lane.

Description of the Application Site

The site is located within gently undulating countryside to the east of Loughborough. It is currently screened from the road by a field hedge which is set behind a grass verge.

The site forms part of a wider use consisting of three groups of poultry houses owned by Sunrise Poultry. There is a group of sheds at Seagrave Road in Sileby, where the main egg packing operation takes place, and a further group at Back Lane, Walton in the Wolds.

The site currently forms part of a field in agricultural use which is defined by hedgerows with trees, field boundaries and pockets of woodland in the local landscape.

Description of the Proposal

The application relates to the erection of a pullet rearing unit consisting of a purpose built poultry building. The proposed building will extend to 123m x 29m with an eaves height of 3.4m and a ridge height of 7.357m. The proposed building will accommodate 64,000 birds, reared from day old chicks to point of lay hens at 17 weeks. The development also incorporates four feed bins, gas tanks, backup generator, water tank, underground dirty water tank, hard standings and a new highway access onto Berrycott Lane.

The proposed development falls within the definition of Section 17a of Schedule 1 of the Environmental Impact Assessment Regulations 2017, 'Installations for the intensive rearing of poultry or pigs' as it exceeds the threshold of 60,000 hens as

defined in Section 17 part (a) and accordingly the application has been accompanied by an Environmental Statement (ES). The accompanying Environmental Statement discusses Odour, Flies, Waste and Vermin, Ammonia Deposition, Ecological Impacts, Flood Risk, Drainage and Protection of the Water Environment, Highways and Transportation Impacts, Landscape and Heritage Impacts. It concludes that none of these considerations would have a material impact on the environment or residential amenity.

The site would fall under the control of the Environment Agency under the Environmental Permitting Regulations (England and Wales) 2016, which require regulators to control certain activities that could harm the environment or human health.

The application includes the following supporting documents & plans:

- Application form
- Location Plan
- Site Plan
- Ancillary Structure Plan
- Elevations and Floor Plan
- Passing Places Plan
- Ammonia Report
- Hedgerow Assessment
- Transport Assessment
- Minerals Assessment
- Landscaping Proposals
- Flood Risk and Drainage Report
- Design and Access Statement
- Environmental Statement

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

Policy CS 1 – 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 CS 2 – 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 6 – Employment and Economic Development – supports development that will promote growth, job opportunities and prosperity requirements of agriculture.

Policy CS 10 – Rural Economic Development – supports the sustainable growth and expansion of businesses in rural areas both through the conversion of existing buildings and well-designed new buildings provided that the scale and character of the development is designed and operated so as to cause no detriment to the character and appearance of the countryside.

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 CS 12 – Green Infrastructure – states that we will protect and enhance our green infrastructure assets for their community, economic and environmental values.

Policy CS 13 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 CS 16 Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS 25 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 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/17 The impact of Traffic on Minor Roads - Local Plan seeks to prevent development where it would result in significant change in the amount or type of traffic using rural roads.

Other material considerations

The National Planning Policy Framework (NPPF 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.

Section 2: Achieving sustainable development.

The National Planning Policy Framework sets out a presumption in favour of sustainable development. The framework identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being. One of the principles of planning is to seek a good standard of amenity for all existing and future occupants of land and buildings. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Section 6: Building a strong, competitive economy

The National Planning Policy Framework, specifically Paragraph 85, states that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

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.

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.

Leicestershire Minerals and Waste Local Plan (LMWLP)

The Leicestershire Minerals and Waste Local Plan deals with the allocation and protection of mineral sites and provides policies for assessing both mineral and waste planning applications.

Policy M11 (Safeguarding of Mineral Resources) – protects identified resources from permanent sterilisation by other development.

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

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 provide for the submission of an Environmental Statement for certain types of development. The Regulations prescribe the types of development for which EIA is mandatory (Schedule 1 Development). Regulation 17a provides for mandatory EIA with all proposals which exceed 60,000 hens. 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.

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	The proposals are considered acceptable to the LLFA but advises planning conditions securing site drainage be attached to any permission granted.
Leicestershire County Council, (LCC) - Minerals	The application site falls within a Mineral Consultation Area (MCA) for Gypsum and therefore Policy M11 (Safeguarding of Mineral Resources) from the Leicestershire Minerals and Waste Local Plan (LMWLP) applies. The minerals assessment submitted with the application confirms that the site potentially contains approximately 64,000 cubic metres of gypsum and the development would result in the sterilisation of this gypsum. However, given the proximity to other existing buildings and the relatively small scale of the development the Mineral Planning Authority does not object.
Environmental Protection - CBC	Is satisfied with the environmental statement, odour and noise study's conclusions that the risk to nearest residential receptors will be low. No objection to the development in principle, but recommends a condition to prevent stockpiling of manure on site or spreading of manure around the vicinity of the farm, to minimise odour impact.
Environment Agency	No objection to the application.
Leicestershire County Council, (LCC) - Highways	Advises the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the use of appropriate conditions.
Seagrave Parish Council	Raises concerns at how it is intended to ensure that HGV's travelling to the site do not access the site via the A46 Seagrave junction. This would lead to them coming through the village of Seagrave and going up Berrycote Lane to access the site.

Ward Councillor Poland	Raises concerns about traffic going onto Berrycote Lane (which is a single track road) and called in the application asking if Traffic can be routed via Paudy Lane instead and questioning the Highway Authority's view on the use of HGV's on a single track lane.
Charnwood Biodiversity	No objection to the proposal subject to an enhancement being created across the wider holding.
Charnwood Landscape	The positioning of the building creates a more prominent feature within the wider landscape. An opportunity may exist to accommodate additional feature to soften the impact of the building.

Other Comments Received

5 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

- Impact of HGVs from the new development will lead to further violation of the weight limit on the village roads
- Serious problem through the village due to the weight limit being ignored.
- Berrycott Lane is a very narrow single track lane and cannot accommodate the additional traffic
- The poultry house will be sited at an elevated level and would be visually obtrusive in terms of size, scale, and design, creating an adverse environmental impact that would not comply with the principles of CT/1 or CT/2
- The development will cause material harm to the character and appearance of the countryside

Planning History

Recent planning history of note for the application site are as follows:

P/14/0707/2	Erection of a free-range poultry building and 4 food silos
P/13/0655/2	Retention of dwelling with amendments to fenestration (P/11/0254/2 refers)
P/11/0254/2	Erection of 1 agricultural dwelling. (Revised scheme P/10/2548/2 refers)

Consideration of the Planning Issues

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

- Principle of development

- Design and the Impact on the character of the landscape and countryside
- Environmental impact in terms of odour, flies, noise and ammonia
- Impact on Ecology
- Highway Safety
- 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 Development Plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan and policies contained in the Leicestershire Minerals and Waste Local Plan (LMWLP) are therefore the starting point for consideration.

Policy CT/1 supports small scale new development essential to the efficient long term operation of agriculture. Policy CS10 of the Core Strategy (2015) supports the sustainable growth, and expansion, of businesses in rural areas and supports farm diversification whereby farming remains the dominant element of the business. Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including: "the breeding and keeping of livestock (including any creature kept for the production of food...". The keeping of poultry for egg production accordingly falls under the definition of agriculture.

It is understood that the new building is required to help improve the sustainability of the egg production unit by developing a pullet rearing facility in order to allow for the replacement of laying stock. Currently, the business purchases its replacement pullets from rearing farms in Yorkshire and Scotland. In order for the farm to remain commercially viable, in the long term, it is accepted that there is a need for this building in order to achieve that strategy.

The application site falls within a Mineral Consultation Area (MCA) for Gypsum and therefore Policy M11 (Safeguarding of Mineral Resources) from the Leicestershire Minerals and Waste Local Plan (LMWLP) applies. The minerals assessment submitted with the application confirms that the site potentially contains approximately 64,000 cubic metres of gypsum and the development would result in the sterilisation of this gypsum. However, given the proximity to other existing buildings and the relatively small scale of the development, the Mineral Planning Authority does not object to the proposal.

The proposal is therefore considered to be appropriate in scale for the agricultural use and is accepted as being essential for the long term efficiency of the farm business. The size of the building will not detrimentally impact on the minerals resources within the area. Accordingly, it is considered to comply with CT/1, and CS10 of the Core Strategy and Policy M11 of the Minerals and Waste Local Plan (LMWLP) providing it does not have a significant adverse environmental impact. This is discussed below under headings relating to the specific areas of potential impact.

Design and the Impact on the Character of the Landscape and Countryside

Local plan policies CT/2 and CS11 requires new development to protect landscape character and the rural tranquillity of the countryside. Policy CS10 in addition to CS11 and CT/2 also supports rural economic development, particularly agricultural diversification providing that it does not have a detrimental impact on the character and appearance of the countryside. Paragraph 85 of the National Planning Policy Framework also supports local businesses in rural areas and recognises that developments are often located remote from settlement boundaries in locations that are not well served by public transport. It also recognises that development should be sensitive to the surrounding area and not have an unacceptable impact on local roads.

Policy CS2 and EV/1 require a good standard of design that responds positively to its context. The shed, whilst relatively large, is agricultural in nature and of familiar design not out of place to this rural setting.

The landscape within the immediate area is characterised by an undulating landform interspersed with hedgerow, occasional trees and infrequent rural dwellings or farming structures. Berrycote Lane, a tranquil country lane runs along a ridge affording good vantages for the wider landscape across the Wolds and to the uplands of Charnwood Forest.

Representations raise concerns about the visual impact of the proposal in the landscape and it is the case that the proposed poultry shed would be sited in an area which is more elevated than the existing sheds. The proposed poultry shed would be visible along Berrycote Lane and would intersperse the views to the wider countryside. The proposal would be viewed in combination with the current built form within a localised area of the landscape. The existing sheds are further away and visible albeit partially screened

The proposal has been accompanied by a Landscape Visual Impact Assessment (LVIA) which is referenced and read in conjunction with the Environmental Statement. The assessment selected five viewpoints (VP) within the accompanying Landscape Visual Impact Assessment, namely:

- Access to bridleway from Paudy Lane, 0.29km to the south of the application site;
- Access to Public Right of Way (PRoW) from Berrycote Lane, 0.03km to the north west of the application site;
- Berrycote Lane, 0.34km to the north east of the site;
- Route with public access, 0.41km to the north east of the application site; and
- Route with public access, 0.34km to the north east of the application site.

The combined effect of the proposed development with that of the existing sheds cannot be readily mitigated. However, it is considered that the enhancement of the hedgerow along Berrycote Lane, through additional planting to add to the screening provided by the existing hedgerow, will eventually lessen the impact. The inclusion of tree planting adjacent to the hedgerow will assist in the restoration of the historic tree

lined hedgerow and the eventual integration of the application site into the wider area.

Whilst the building cannot be readily integrated into the surrounding area, the use of existing and proposed landscaping and the sensitive choice of material and colour to the external finishes results in the proposal not causing an unacceptable harm to the character and appearance of the countryside and its landscape setting to an extent that would sustain a reason to refuse the application. Therefore, it is considered the proposal broadly complies with policies CT/2 and CS11.

Environmental impact in terms of odour, noise and ammonia

Odour

The closest residence not associated with the poultry unit is New York Farm, which is approximately 280 m to the east-south-east of the proposed pullet rearing house. There are also residences at The Lodge, which is approximately 400 m to the south-west of the closest existing poultry house and Walton Thorns, a farmstead that is approximately 450 m to the north of the proposed pullet house.

The odour modelling submitted predicts that the proposed pullet chicken rearing house, along with the existing free range egg-laying chicken houses at the farm, would increase odour. The modelled odour exposure is stated as marginally exceeding the Environment Agency's benchmark for moderately offensive odours (a 98th percentile hourly mean of 3.0 ouE/m³ over a one year period) at one residence, the farm house at Paudy View Farm. At all of the discrete receptors included in the modelling not associated with Paudy View Farm, the predicted odour exposure would be below the Environment Agency benchmark.

The findings of the Environmental Statement and odour modelling are not disputed by the Council's Environmental Health Officer. It is also recognised that the Environment Agency permit, which has been obtained by the applicant, provides additional controls over the way the use operates and including waste management.

Accordingly, it is not considered that the proposal would give rise to unacceptable levels of odour. It is therefore considered that the proposal would not result in unacceptable adverse impact on amenity of residential properties within the sites locality and therefore does not conflict with policies CS2 and EV/1 in respect of residential amenity.

Noise

The submitted Environmental Statement (ES) states that the proposed development involves limited noise generation.

A noise survey has been conducted to determine the typical background noise levels at the nearest dwellings (280m and 400m) to the proposed pullet rearing unit at Paudy View Farm, off Paudy Lane. The extract fan and transport noise (HGV movements and loading/unloading using a forklift within the concrete apron) as a result of the proposed development have been assessed in accordance with

BS4142:2014. The noise impact of the extraction fans and transport activities during the day will be low and during the evening and night the aggregate Rating Levels of the extract fans are more than 10dB below the typical background noise levels, which indicates a negligible noise impact.

The supporting information, within the Environmental Statement, concludes that the proposed development will not result in an adverse noise impact at the nearest dwellings. The Council's Environmental Health officer has assessed the development and has not raised issue with any potential noise issues.

Ammonia

The submission has been accompanied by a report, as part of the Environmental Statement, on the modelling of the dispersion and deposition of ammonia from the proposed unit. The rates from the proposed pullet rearing unit have been assessed and quantified based upon the Environment Agency's standard ammonia emission factors. The submitted reports conclude that the emission rates will be lower than the Environment Agency's lower threshold. Based on this it is not considered that ammonia levels would have an adverse environmental impact sufficient to justify refusing planning permission on amenity grounds.

It is not considered, therefore, that the proposal would give rise to an odour or noise nuisance that would justify refusal of planning permission and therefore the proposal is not considered to conflict with policies CS2 or EV/1.

Ecology

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. The Council's Senior Ecologist raises no objection to the proposed development, subject to the imposition of a planning condition to mitigate any potential biodiversity loss. It is considered, therefore, based on the provision of the condition that the proposal accords with policy CS13 in respect of biodiversity and ecology.

Highway Safety

Saved Policy TR/17 of the Charnwood Local Plan seeks to prevent development where it would result in significant change in the amount or type of traffic using rural roads. Paragraph 111 of the NPPF states that new development should only be resisted on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

The applicant has advised the proposals would generate a vehicular flow in line with the predicted flock cycle of the birds (every 17 weeks). The generation equates to 124 vehicle movements throughout the 17 week cycle by either goods vehicles or tractor and trailers. These movements equate to an average of 1 movement per day. In addition to this, there will be staff movements, and visitors such as vets and inspectors, with such movements generally taking place in cars or vans.

The applicant has confirmed that the new access proposed equates to a 7.3 metres wide carriageway, and with a 15.0 metres control radius on its northern side, and a 6.0 metres control radius on its southern side.

Respondents have raised concerns about HGV movements along a single track road and Cllr Poland has asked if Paudy Lane could be considered instead. However, the local planning authority is obliged to consider the proposals in the planning application that has been submitted to it rather than any other. The Local Highway Authority has considered the proposal and concluded that 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, subject to the imposition of planning conditions recommended by the Local Highway Authority, it is not considered this development will have a severe impact on the highway in accordance with Paragraph 111 of the NPPF and therefore a reason for refusal on such grounds could not be sustained under Policy TR/17

Conclusion

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

The method of assessment contained in the Environmental Statement is considered sound and robust. The potential significant adverse environmental effects have been appropriately addressed and can be adequately mitigated, subject to the recommended planning conditions and other pollution control regimes.

The Environmental Statement discusses Odour, Ammonia Deposition and Ecological Impacts. It concludes that none of these considerations would result in significant adverse effect on health or the environment. It is accepted that the proposal would have an effect on the landscape. However, this impact can be mitigated in part and would be localised to areas within and immediately adjacent to the site.

The proposal accords with the advice given in the NPPF, specifically paragraph 85, relating to the growth of the rural economy. In addition to policy CS10 of the Core Strategy, it is considered that as the proposal is suitable in terms of scale, essential for the long term operation of agriculture and, (providing correct management procedures are followed), without an adverse environmental impact that it complies with the principles of CT/1. There would be no unacceptable or significant material harm to the character or appearance of the countryside in the long term and accordingly compliance with CT/2 is achieved. The EIA reveals that there would not be a threat to the health or general amenity of nearby residents or ecology meaning that the proposal meets CS2 and CS13. There is nothing to suggest that the proposal would lead to unsafe operation of the road network and accords with the NPPF and policy TR/17 in this regard.

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

RECOMMENDATION

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

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 and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below:</p> <ul style="list-style-type: none"> • Location Plan – IP/PC/01 Revision A • Site Plan – IP/PC/02 A • Elevations and Plan – IP/PC/03 • Ancillary Structures – IP/PC/04 • Passing Places – IP/PC/05 • Environmental Statement – February 2021 • Environmental Statement – Appendix 2 – Location Plan • Environmental Statement – Appendix 3 – Noise Assessment • Environmental Statement – Appendix 4 – Odour Assessment • Environmental Statement – Appendix 5 – Ecology Report • Environmental Statement – Appendix 6 – Ammonia Report • Environmental Statement – Appendix 7 – Flood Risk Assessment <p>REASON: For clarity and the avoidance of doubt and to define the terms of the permission</p>
3.	<p>Only those materials and finishes specified in the application shall be used in carrying out the development hereby permitted.</p> <p>REASON: To make sure that the appearance of the completed development is satisfactory in accordance with Policies CS2 and CS11</p>
4.	<p>Notwithstanding what is shown on the approved plans, within three months of commencement of development, exact details of the location, scale, appearance and material of all boundary treatments and fencing shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in the approved form.</p> <p>REASON: To ensure the satisfactory appearance of the development in accordance with policies CS2 and CS11.</p>
5.	<p>No use of the building shall take place until a written plan detailing the frequency and method of manure handling and removal, and a Fly Monitoring and Management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plans shall thereafter be implemented while the unit is in use.</p>

	<p>REASON: To ensure that manure is removed from site and fly levels do not reach a level where they are harmful to the amenity of nearby residents.</p>
6.	<p>No part of the development shall be occupied until such time as the offsite works shown on Ian Pick Associates Ltd Drawing Number IP/PC/05 have been implemented in full.</p> <p>REASON: To mitigate the impact of the development, in the general interests of highway safety and 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 traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.</p> <p>REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.</p>
8.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Ian Pick Associates Ltd Drawing Number IP/PC/02A 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>
9.	<p>The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 15 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.</p> <p>REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).</p>
10.	<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 vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 20 metres of the highway boundary and 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</p>

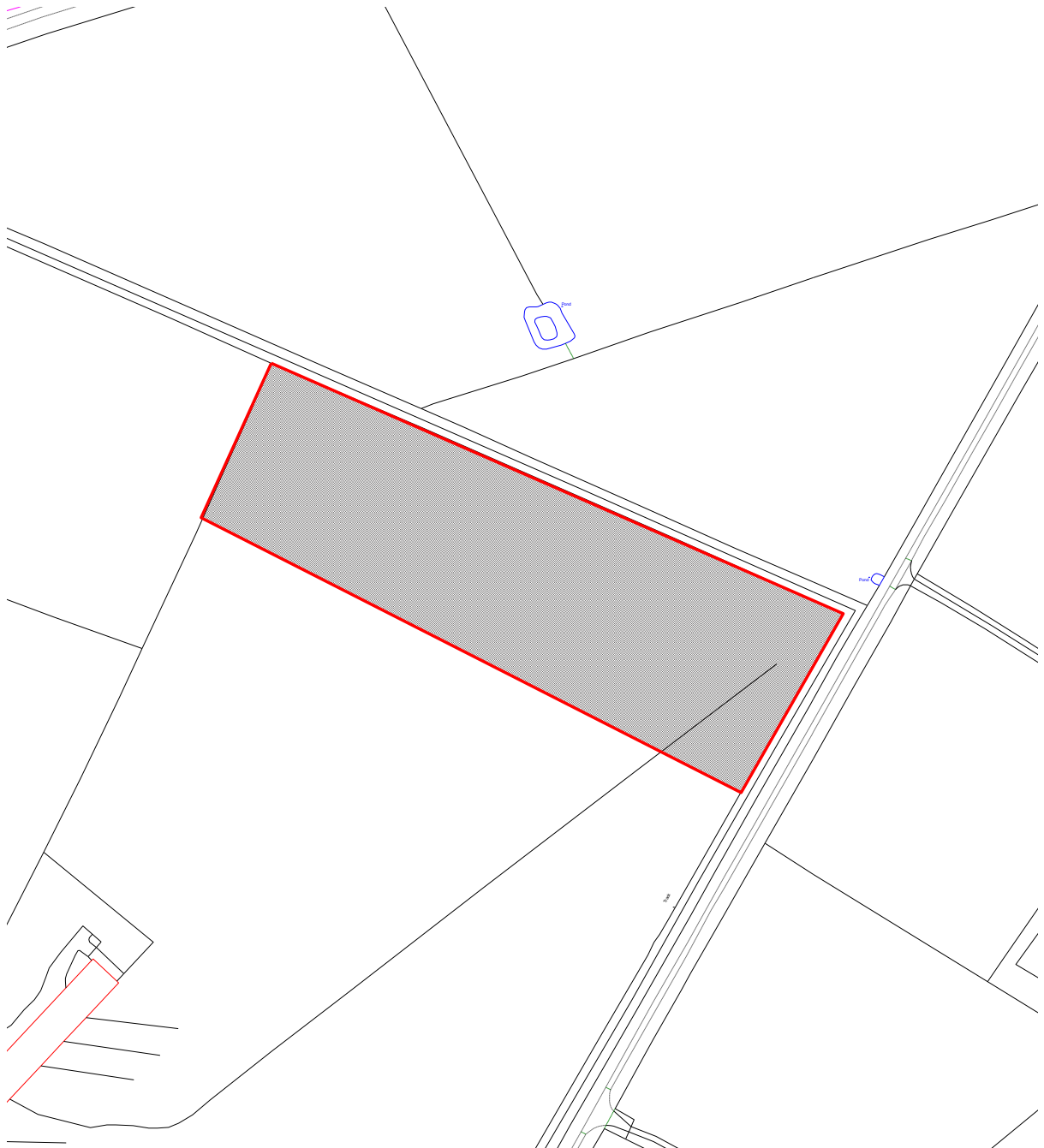
	public highway in accordance with the National Planning Policy Framework (2021).
11.	<p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.</p>
12.	<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.</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>
13.	<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 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>
14.	<p>No development approved by this planning permission shall commence until an Ecological Mitigation Strategy has been submitted to and agreed in writing by the Local Planning Authority. As a minimum these details shall include:</p> <ol style="list-style-type: none"> 1) The retention and enhancement of ecological features across the wider holding. 2) Prior to the occupation of the building, a Biodiversity Management Plan (BMP) will be prepared and implemented. <p>The development shall be carried out and retained thereafter in accordance with the approved details.</p> <p>REASON: To ensure the design and construction of the development does not result in the loss of any biodiversity features, habitats or protected species in accordance with Policy CS13 and the NPPF</p>

Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, WV1, WV2, WV3, WV5, WV6, WV7, WV8, WV10, WV11, WV12, WV14, WV15 and WV16. Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm

identified. There are no other issues arising that would indicate that planning permission should be refused.

2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2021), 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. 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.
5. 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.
6. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.



Item No. 3

Application Reference Number P/21/0581/2

Application Type:	Full	Date Valid: 15.03.2021
Applicant:	Stuart Slessor	
Proposal:	Change of use of first floor from storage/office space to pop up pub (Sui Generis) - Variation of Condition 5 of P/18/1287/2 to allow the use of the external garden area up to 2100 hours on any day.	
Location:	46A-46C Albion Street, Anstey, Leicestershire LE7 7DE.	
Parish:	Anstey	Ward: Anstey
Case Officer:	Nigel Wright	Tel No. 07872415089

Background

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

- the extension to opening hours to 9pm would be detrimental to neighbours' enjoyment of their homes
- there was a strong case for the original restrictive Condition and no evidence to suggest it should now be changed.

Description of the Application Site

The application site comprises an existing brewery/public house located in a predominantly residential area within the settlement limits to Anstey. The property itself is a 2-storey building with a large rear garden, which includes a smoking area. The brewery operations are located on the ground floor, with the first floor used for a public house.

To the west of the site are the dwellings at 48 and 50 Albion Street and 29a Edward Street. To the east of the site is a convenience retail unit at 46 Albion Street and the dwelling at 44 Albion Street. To the south of the site is the dwelling at 39 Highfield Street and the flats at 23-29 Edward Street.

Description of the Proposal

Planning permission for the use of the first floor as a 'pop up' public house was granted under delegated powers in 2018 (ref.no. P/18/1287/2). The permission was subject to a number of conditions. One of these, Condition 5, states that:

'The use of the building and smoking area hereby permitted shall not take place other than between 1100 hours and 2200 hours on any day and no use of the

*external garden area identified on the approved 'Ground Floor Plan' shall occur other than between 1100 hours and **1930** hours on any day.*

REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.'

This current proposal is to vary this condition 5 of the original planning permission to allow the use of the external garden area up to **2100** hours on any day

The originally submitted proposal sought consent for the removal of condition 5 entirely, and therefore for the use of the garden area to effectively fall under the same hours of use as the brewery itself; that being 1100 hours to 2200 hours. However, following officer advice, the proposal has been revised to seek consent for the condition to be worded as follows:

*'The use of the building and smoking area hereby permitted shall not take place other than between 1100 hours and 2200 hours on any day and no use of the external garden area identified on the approved 'Ground Floor Plan' shall occur other than between 1100 hours and **2100** hours on any day.*

REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.'

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

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 CS9 – Town Centres and Shops – seeks to support development which contributes to the continued vitality and viability of town centres.

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

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

Other material considerations

The National Planning Policy Framework (NPPF 2021)

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

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

Section 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 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).

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.

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.

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.

Consultation Responses

Anstey Parish Council – noted (no objections)

Environmental Health - no objection to the application on the basis that previous restrictions appear to have been effective and 9pm is within generally accepted sociable hours. The proposal represents a fair and proportionate compromise.

3 neighbour objections were received to the original proposal (to extend to 2200 hours)

4 neighbour objections were received to the amended proposal (to extend to 2100 hours), with 18 representations in support.

The objections are on the following grounds:

- There will be an increase in noise and on-street parking;
- It appears to be part of a gradual change of use to a full-time public house;
- Noise is present, but tolerable, within the current hours, but there are concerns that this will inevitably increase at later times, particularly at a time when neighbours will be expecting more peace and quiet
- To expect neighbours to have no peace at all on any day until after 9pm is not acceptable. Even up to 7.30pm windows sometimes need to be closed, so this should not be extended further.

Those in support make the following comments:

- The brewery is well-managed and a social asset to the area and local community
- The extension of time will help the business economically
- Noise levels have been low and neighbours amenity always respected
- Most customers walk and therefore no impact on parking

Please note that full copies of the correspondence received can be read in full on the Council's website www.charnwood.gov.uk

Relevant Planning History

P/18/1287/2– Change of use to first floor from storage/office space to pop up pub (Use Class A4) – Granted under delegated powers on 22.11.2018

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 this application is made under section 73 it is a new permission in its own right that sits alongside P/18/1287/2. As either permission can be implemented the earlier consent represents a “fall back” situation. In this respect there are no new material considerations other than those raised by the variation of the conditions itself. The main issues are considered to be:

- The Principle of Development
- Impact on residential amenity
- Impact on Visual Amenity
- Highway Safety

The Principle of the Development

The application site is located within the Development Limits of Anstey, as established under “saved” Policy ST/2 of the Charnwood Local Plan. Policy ST/2 states that 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 use of the first floor and garden area of the building as a public house, the Development Plan sets out provision for this type of use that are in accordance with the relevant amenity and highway safety policies. The building also benefits from a lawful use as a brewery and public house following the grant of planning permission P/18/1827/2 which is a significant material consideration in this matter. For these reasons it is considered that the principle of the proposal is acceptable and accords with the relevant policies of the Development

Plan. Matters regarding the impact on visual amenity, highway safety and neighbouring amenity are considered below.

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 guidance to ensure an adequate level of amenity.

As set out above, the current planning permission for the brewery/pub restricts the use of the garden area up to 7.30pm only.

The current application as originally submitted would have effectively allowed the use of the garden area to 10pm, the same hours as the building itself. However, there were officer concern regarding the use of the garden up to 10pm and the potential impact on neighbours, at a time close to when they may be going to bed. Following discussions between officers, the Council's Environmental Protection Manager and the applicant, the current proposal has been amended to allow the garden to be used until 9pm instead.

Whilst it is acknowledged that the use of the garden area until 9pm will inevitably lead to voices and other background noises being heard at a later time, it is considered that a use until 9pm (an additional 1.5 hours beyond the current permitted hours), would be an acceptable and reasonable compromise, given that it is a time generally accepted as within sociable hours. In addition, if this application is subsequently approved, the same conditions as the existing planning permission could also be re-imposed. This includes a smoking area management plan to reduce the amount of noise emanating from this part of the proposal. The applicant also intends to provide additional signage reminding customers to respect neighbours' amenity. It is also noted that, in light of the Covid Pandemic, the government is encouraging the utilisation of outdoor space.

The proposal would not result in any loss of light, outlook or privacy concerns to nearby residents. No alterations to the footprint or external elevations of the building are proposed. The use of the existing staircase to the side of the building it for emergency use only and would not result in a sustained loss of privacy. The existing first floor windows would remain obscurely glazed.

With regard to the representations received, it is noted that the objections are from the closest residents, whilst those in support are, in the main, from customers, although some do also live nearby. Notwithstanding this, subject to the re-imposition of the conditions attached to the original planning permission, it is considered that the proposal is, on balance, acceptable in compliance with the relevant policies of the Development Plan. The recommended conditions can be imposed to ensure that any impacts on residential amenity in terms of noise would not be so significantly detrimental to neighbours as to warrant a refusal of planning permission. Accordingly, it is considered the proposal would accord with policies CS2 and EV1 of the Development Plan.

The Impact on Visual Amenity

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

The proposal would not necessitate any external alterations to the building. Accordingly, there are no design issues for consideration with the proposal. Given this context it is considered that the proposal complied with the relevant Development Plan policies and associated guidance in design terms.

Highway Safety

Saved Policy TR/18 of the Local Plan seeks to ensure that development provides an appropriate level of parking.

It is acknowledged that there is a shortfall of parking provision at the site in line with policy TR/18 and the Highway Authority Design Guidance. However, the site is relatively central to Anstey centre, a sustainable location for development, and is within easy walking distance for local residents. The Nook Car Park is approximately 400m away via a direct alley link with the site. The nearest bus stop is 300m away. Furthermore, given the nature of the use, most patrons would not rely on the use of a car to visit the building.

Overall, taking these considerations into account it is considered that whilst there is a shortfall in parking at the site, on balance, the proposal would be acceptable and in accordance with Saved Policy TR/18 of the Local Plan.

To refuse a planning application on highway safety grounds it must be demonstrated that there is either unacceptable severe, or the residual cumulative impacts of the development cause severe harm to highway safety. For the reasons set out above, it is not considered that such harm would arise. The proposal remains compliant with paragraph 111 of the National Planning Policy Framework and policy TR/18.

Planning Balance and Conclusion

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

The proposal is considered not to cause unacceptable harm to residential amenity, or to visual amenity or Highway safety and thus does not conflict with national and development plan policies and guidance. Accordingly, it is recommended that planning permission is granted conditionally.

The original planning permission (ref P/18/1287/2) has been implemented and remains as a fall-back position. As this consent under section 73 represents a new consent for the site it should contain all those conditions already listed unless they no longer meet the tests that should be applied to planning conditions. In this case

conditions originally attached may no longer be necessary as they have either been discharged or because the development is now operational.

RECOMMENDATION:

That planning permission is granted subject to the following conditions and notes

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 external fire escape door and staircase to the western elevation of the building shall not be used at any time, other than for evacuation purposes in an emergency. REASON: To minimise the effect of the development on the privacy and amenities of nearby residents.
3.	The external first floor windows to the building shall be glazed with obscure glass, which shall thereafter be retained at all times. No changes shall be made to these windows nor shall any additional windows be inserted thereafter. REASON: To minimise the effect of the development on the privacy and amenities of nearby residents.
4.	The use of the smoking area shown on the approved plans under planning permission ref.no. P/18/1287/2, shall only take place in accordance with the "smoking area management plan" as submitted on 02 November 2018 which shall be implemented in full, operated and maintained at all times when the premises hereby permitted are open to customers. REASON: The premises are close to residential property and the implementation of this management plan is required to prevent a nuisance or annoyance to nearby residents.
5.	The use of the building and smoking area hereby permitted shall not take place other than between 1100 hours and 2200 hours on any day and no use of the external garden area identified on the approved 'Ground Floor Plan' shall occur other than between 1100 hours and 2100 hours on any day. REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.
6.	The external Haier air conditioning unit; details of which were received on 16/07/2018 under planning permission ref.no. P/18/1287/2, shall match the specification submitted as part of the application and shall not operated other than between 1100 hours and 1930 hours on any day. REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby

	residents.
7.	<p>No external lighting shall be provided, other than in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The submitted details shall thereafter be implemented and retained in perpetuity.</p> <p>REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.</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 CS2 and CS9, 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.

3.This approval only provides permission for an air conditioning unit. The provision of any additional external plant equipment would require separate consideration.



Item No. 4

Application Reference Number P/21/1571/2

Application Type:	Full	Date Valid:	13/07/2021
Applicant:	Moda International Brands Ltd		
Proposal:	Erection of 4 detached dwelling houses and associated parking and landscaping.		
Location:	Land at Farriers Close Wymeswold Leicestershire		
Parish:	Wymeswold	Ward:	The Wolds
Case Officer:	Deborah Liggins	Tel No:	07864 603401

Background

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

Description of the Application Site.

The application site is currently 0.25ha of agricultural land located to the west of London Lane and to the south-west of dwellings on Farriers Close. The site lies outside the Wymeswold Limits to Development and is within countryside. The access drive which is Farriers Close and which joins the land to London Lane is within the designated Conservation Area. Directly east of the application site is the Wymeswold Court Care Centre which is a range of 2 storey buildings with windows at ground and first floor level on its western elevation, facing the application site. To the north is a brick stable courtyard and the access and garaging associated with No's 1 & 3 Farrier's Close.

The land appears to be a grassed meadow and is bounded to the east with a 1.8m high close boarded fence to the rear of the nursing home, with an established hedgerow to the southern boundary, screening views to the agricultural land beyond. The western boundary of the application site is currently demarked with a 1m high post and rail fence with agricultural land beyond this to the west.

Description of the Proposal

The application seeks planning permission for the erection of 4 dwellings arranged in a cul-de-sac with associated garages and a turning head to the eastern side of the site. The dwellings would each be detached 2 storey homes with 3 different styles as follows:-

Plot 1 – detached 3 bed house with a single garage and 1 driveway parking space (130 sq.m.) These would be constructed of red brick and tiles

Plots 2 & 3 – detached 4 bed houses with double garage and 2 additional driveway parking spaces each (142 sq.m.) These would have either an off-white rendered finish with brick plinths, single storey elements in brick and brick porches to the front or be completely of brick finish and would have tiled roofs.

Plot 4 – detached 4 bed house with a double garage and 2 additional driveway parking spaces (139 s.q.). This would be of brick and tile construction and would include a turned elevation where it follows the bend in the private drive.

The application is accompanied by the following documents:-

- Arboricultural Impact Assessment – this seeks to identify principal trees located at Farriers Close and identify the constraints these may pose in relation to the proposed development, assessing those which can be removed and those which can be retained. The report identifies an Ash tree with a retention category of 'B' and located at the north-eastern corner of the site can be retained. The Hawthorne and Elder hedge forming the southern boundary as being of 'low grade' with a retention category of 'C' would be lost as a result of the proposal.
- An Ecological Assessment – this is an extended Phase 1 Habitat Survey which assesses the site as being improved grassland paddock which has been used for intensive grazing (for the last 17 years by the current land owner) and is a desk-top study which draws information from various resources. The survey identifies a pond located 75m to the west of the site and this was also included within an assessment for protected species as may be present or absent on the site. No part of the site is covered by any statutory nature designations and nor are there any within 2km of the site. There are 21 non-statutory of 'local' wildlife sites within 2km of the site. The report considers that none of these sites would be adversely impacted by the proposed development owing to their ecological context, spatial arrangement and lack of ecological connectivity. The report considers that neither the hedges to the northern or southern boundaries of the site are outgrown and unmanaged, with gaps forming and are considered to be species poor with local-level ecological value. The report concludes that the habitats and species present do not pose an 'in principle' constraint to the development.
- Highways Report – This acknowledges that the indicated submitted layout would provide sufficient access for refuse vehicles and fire appliances to serve the proposed development, including the provision of a suitable turning area. In terms of transport sustainability, the report finds that the village is served by an hourly daytime bus service running between Loughborough, Melton and Grantham with bus stops within 500 metres of the application site. There are also a number of cycle routes leading from the village centre. The quantum of car parking provided within the development is also considered to meet standards and a suitable access is provided to serve the development. The report concludes that overall, the proposal is acceptable in highway terms.
- Planning Statement – This describes the proposed development, its context and the policies which would be relevant in the consideration of the application. The report identifies the main planning issues and also includes a balancing exercise of the benefits and harms of the scheme as part of its conclusions.

The proposal includes a communal bin collection point is provided at the junction of the proposed cul-de-sac with the Farriers Close and will allow bins from each of the dwellings to benefit from a single collection point within the usual householder collection scheme.

Development Plan Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 require that planning applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Adopted Local Plan for the area comprises the Charnwood Local Plan 2011-2028 Core Strategy (CS), the saved policies of the Charnwood Borough Local Plan 1999-2006 (LP) and the Rothley Neighbourhood Plan.

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This focuses housing development in locations around the Leicester Principal Urban Area and Loughborough and Shepshed with three Sustainable Urban Extensions.

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

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

Policy CS11 – Landscape and Countryside - requires new development to protect landscape character and reinforce a sense of place. It supports rural residential development where it has a strong relationship to the operational requirements of agriculture, horticulture or forestry

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

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

Policy CS25 - Presumption in Favour of Sustainable Development – sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It pledges to work proactively with applicants to jointly find solutions to approve development wherever possible to secure improvements to the economic, social and environmental conditions in an area. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan (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 seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

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 - Parking Provision in New Development notes that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimise harm to visual and local amenities.

CT/1 – General Principles for Areas of Countryside, Green Wedge and Local Separation – states that development in these areas will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature and small-scale built development where there would not be a significant adverse environmental impact and the proposal would (inter alia) be essential for the efficient long-term operation of agriculture, horticulture or forestry.

CT/2 – Development in the Countryside – In the countryside, development which is acceptable in principle will be permitted where it would not harm the character and appearance of the countryside.

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

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

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of an environmental objective – contributing to protecting and enhancing our natural, built and historic environment.

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

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

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

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

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

Paragraph 60 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 62 sets out that the size, type and tenure of housing need for difference groups in the community should be assessed and reflected in planning policies .

Paragraph 69 explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. The paragraph then goes on to explain how such sites might be promoted.

Paragraph 74 sets out that local planning authorities are expected to maintain a 5 year housing land supply and should identify and annually update their supply of specific deliverable sites as measured against the overall housing requirement for the plan period. This should include a buffer and in Charnwood this is an additional 5% in order to ensure choice and competition in the market for land.

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

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

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

Chapter 12 (Paras 126-136) of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 131 In particular states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

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

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

Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment and sets out how this might be achieved.

Paragraph 180 states that in determining applications for planning permission, local planning authorities should aim to conserve and enhance biodiversity by applying the principles it then sets out.

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

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

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

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

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

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

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

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

The Equality Act 2010

This Act requires local planning authorities, when making strategic decisions about the exercise of their functions to have regard to the desirability of reducing socio-economic inequalities in society. It consolidates 7 Acts including the Disability Discrimination Act. Whilst the accessible design of buildings is regulated by Part M of the Building Regulations, the Equality Act does require 'reasonable adjustments' to be made when providing access to goods, facilities, services and premises and this also applies to the design of proposed development. In terms of planning decisions, there is a need to have 'due regard' to the impact of planning application decisions and policies on anyone with a Protected Characteristic who may be affected by the decision.

National Planning Practice Guidance (PPG)

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

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

National Design Guide (2019)

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

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

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

These standards deal with internal spaces within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights. The standard sets out the minimum space requirements dependent

on different combinations of single and double/twin bedrooms. These standards are not yet embodied within any Charnwood

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

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

Conservation of Habitat and Species Regulations 2010 (as amended)

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

The Community Infrastructure Levy Regulations 2010 (CIL) (as amended)

The Regulations set out the process and procedure relating to infrastructure requirements. Regulation 122 states that it must relate in scale and kind to the development. Regulation 123 precludes repeat requests for funding of the same items (pooling). The Community Infrastructure Levy (CIL) places the Government's policy tests on the use of planning obligations into law. It is unlawful for a planning obligation to be a reason for granting planning permission when determining a planning application for a development, or part of a development, that is capable of being charged CIL, whether or not there is a local CIL in operation, if the obligation does not meet all of the following tests:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development.

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.

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

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

Housing Supplementary Planning Document (July 2018)

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

Landscape Character Assessment (2012)

The Borough of Charnwood Landscape Character Assessment 2012 explains that the Charnwood Forest Area of Landscape Character is the most complex of the landscape character areas in the Borough such that five sub-areas were identified within the Borough. Its purpose is to provide a framework for the assessment of planning applications and supports Policy CS11. The application site lies within The Wolds Landscape Character Area which is an elevated gently rolling countryside of mixed farmland with small villages and isolated farms scattered across the landscape. The landscape, often uninterrupted by hedgerows often enables long reaching views from straight roads between villages and the lack of woodland and tree cover reinforces the landscapes expansive quality. It is a largely arable landscape that has been altered by modern farming practices, leading to loss of ridge and furrow field systems and hedgerows. There is limited woodland cover. This combined with the large field systems and managed hedgerows, creates an expansive character with often long views from ridges between settlements. Wide grass verges are characteristic of this landscape.

Wymeswold Conservation Area Character Appraisal

The Conservation Area Character Appraisal was published by the Council in 2009 with the purpose of examining the historical development of the Conservation Area by describing its present appearance in order to assess its special architectural and historic interest. The appraisal is used to inform the consideration of management and development proposals within the Area.

Much of the character of the Conservation Area is derived from the harmonious blending of simple rectangular shapes with simple ridged roofs and their settings relative to each other and to the street. There is remarkable little decoration of the houses, either in the brickwork or in the detailing of window heads, quoins or sills. Most buildings and walls are of brick but there are some timber framed dwellings but most often these are only evidenced internally. Many buildings are brick and stand on plinths of rubble stone, granite

or brick and the most common roofing material is Welsh slate but a mix of other materials is also evidenced.

The special interest or significance of the Conservation Area is defined as:-

- The setting in the Wolds, relatively isolated from neighbouring settlements;
- The way in which the village sits in a depression within the gentle rolling landscape;
- The broad and curving nature of the village streets, in particular the continuous flow of buildings along Far St;
- The mound, the church and the landmark of the church tower;
- The wealth of fine Georgian three storey houses;
- The setting of the river Mantle in a green strip within Brook Street with many willow trees;
- The fine townscape of a combination of houses, styles and ages;
- The harmonious blending of simple rectangular building forms with simple ridged roofs.

Wymeswold Village Design Statement

This document also describes the distinctive character of Wymeswold village and surrounding parish and summarises the historical evolution of the present village. Representative views of residents are set out, emphasising those features regarded as most attractive and distinctive, in the expectation that these will be retained and emulated in future development and the purpose of the document is to influence and inform all involved in the design of planning proposals within the village.

Housing and Economic Development Needs Assessment (HEDNA) - The Housing and Economic Development Needs Assessment (HEDNA) has looked at a wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years. The study is an important part of the evidence base for the Strategic Growth Plan. It will also form part of the evidence base for Local Plans and will feed into the Strategic Economic Plan being revised by the LLEP.

The HEDNA looks at projections based on past population and demographic trends, with adjustments made (where necessary) for higher migration to support economic growth, and/or to address affordability issues, responding to an analysis of market signals and evidence of the need for affordable housing. The HEDNA also identifies the appropriate mix of homes of different sizes needed in the market and affordable sectors and concludes that the ideal mix of market housing in Charnwood should be as follows

- 1 bed – 0-10%
- 2 bed – 25-35%
- 3 bed – 45-55%
- 4 bed – 10-20%

Supplementary Planning Document - Charnwood Design (January 2020)

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

Draft Charnwood Local Plan 2019-2036

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

Relevant Planning History

None

Responses from Statutory Consultees

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. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021), subject to the imposition of conditions

Other Comments Received

None

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

The main issues are considered to be: -

- The Principle of Development & the tilted balance
- Housing Mix
- Landscape and Visual Impact
- Design and Impact on the significance of the heritage assets
- Neighbour amenity and amenity of occupiers.
- Highway Matters
- Ecology & Biodiversity
- Planning Balance

Principle of the proposed development

The application site is located outside but adjacent to, the Development Limits to the settlement of Wymeswold, as established under 'saved' Policy ST/2 of the Borough of Charnwood Local Plan. For land outside of these development limits, policies CT/1 and CT/2 of that document also apply and these 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, Wymeswold is identified as an 'other' settlement where a limited level of housing growth which is predominantly small scale and within limits to development is acceptable. Its place in the hierarchy is due to the relatively low level of services and facilities within the village and because of limited public transport access to higher order settlements and employment.

These policies are those that are the most important for establishing if development of the site for housing is acceptable in principle. As the local planning authority cannot demonstrate a 5 year supply of housing, these policies which relate to the supply of housing are considered out of date and cannot be afforded full weight in accordance with para 11d of the national planning policy framework.

The Draft Charnwood Local Plan is at an early stage in its preparation and as such, its policies carry only very limited weight at this time, however the site would remain outside the identified limits to development for Wymeswold.

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

significantly or demonstrably outweigh the benefits of the proposal in accordance with para 11 of the National Planning Policy Framework.

Within this assessment, it should be recognised that the proposal would result in the provision of 4 dwellings at a time when the local planning authority cannot demonstrate a five year supply of housing land. The provision of these additional houses should be afforded significant weight in the planning balance. Weighed against this benefit would be the conflict with the above policies which can be considered an adverse impact. However, given the 5-year supply position, and the age of policies CS1, CT/1, CT/2 and ST/2, the weight that can be ascribed to them would be reduced. Accordingly, although there is some harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2 and ST/2, (which seeks to direct growth away from smaller settlements), which weighs against the proposal, it is not considered this would significantly and demonstrably outweigh the benefits in its own right. Accordingly, the proposal is considered to be acceptable in principle. The conflict with the Development Plan can however, be considered within the overall planning balance of the proposal.

Housing Mix

Policy CS3 outlines a requirement to secure an appropriate housing mix, having regard to the identified housing needs and the character of the area. The HEDNA report sets out that the most pressing need for homes is for 3 bed dwellings and the proposal represents a small-scale development of 4 dwellings, one of which would be a 3 bed home with the remainder being 4 bedrooms. The scale of the development is such that it falls below the threshold at which there would be a requirement for affordable housing provision. Whilst it is recognised that the proposed mix does not fully accord with the need indicated by HEDNA, consideration must also be given to the character of the area. It is considered that the proposed mix of homes, is appropriate given its edge of the village location and would accord with the provisions of Policy CS3 of the Core Strategy and the adopted Housing Supplementary Planning Document.

Landscape and Visual Impact

The site lies adjacent to but outside of the Wymeswold Limits to Development and in the countryside with built development to the east and northern sides of the site as a backdrop to the proposed development. Farriers Close also coincides with the beginning of Public Footpath H79 which continues west at the end of the Close leading across agricultural land to the Kings Brook at the rear of New Covert, Hoton. The landscape is of rolling agricultural land divided by hedges, with the land immediately west of the site (and the site itself) being grazed paddock land which is relatively flat. Hedgerows feature to the north and south with the southern boundary being of taller and more mature hedgerow but which has lacked management. Although the submitted Arboricultural report recommends this hedge is removed, the Biodiversity Impact Assessment sets out that all hedges are to be retained and protected during site works. The southern hedgerow, in particular will require some maintenance and enhancement as it has gaps in places and details of how this can be addressed can be secured through the imposition of a landscape condition to ensure, in the long term, the development retains its rural character and mitigates the appearance of the extended built form of the village. Additional hedge planting can be provided to the western boundary and this should also include new tree planting. Views of the site from the exterior are extremely limited and as such, it is considered that the proposal would not be visually harmful to the wider landscape. It is therefore considered that the proposal would accord with Policies CS11, CT/1 and CT/2.

Design and Impact on the significance of the heritage assets

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

The site of the proposed housing is at the edge of the designated Conservation Area with the dwellings falling outside of the Area. The existing driveway of Farrier's Close is within the Conservation Area and provides access to 2 existing dwellings to the north of the site and the nearby stables complex.

No listed buildings nor their settings are affected by the proposed development and the site also lies within an archaeological alert zone. The site consists of a grazed field with the south and west boundaries looking out to open grassland and farmland whereas the north and east boundaries have residential development beyond.

It is considered that the proposed scheme is a well-designed small-scale housing development which includes elements of traditional design that respond to the character and appearance of the adjacent Conservation Area. As identified in the Design and Access Statement, the layout of the site is predominantly dictated by the available access in to it whilst maintaining and respecting separation from nearby buildings, maximising views out of the site and limiting the potential for overlooking gardens. Whilst the dwelling proposed for Plot 4 turns it back on Farrier Close, and fronts onto the cul-de-sac, it would have an active rear garden orientated towards Farriers Close which would require a reasonably high and solid boundary treatment to ensure privacy and the submitted plans indicate that this would most likely be a wall. The final details can be secured through a condition to ensure they are appropriate.

In summary, it is considered that the design is well-considered and that the proposal would not harm the significance of the Conservation Area or its setting. The public benefits of the scheme do not therefore fall to be weighed in accordance with Paragraph 202 of the National Planning Policy Framework. It is also considered that the proposal accords with Policy CS14 of the Core Strategy.

For the reasons set out above, it is considered the development accords with Policy CS14 and CS25 of the adopted Core Strategy, Policy EV/1 of the Borough of Charnwood Local Plan. The development would at least preserve the character or appearance of the Conservation Area and accordingly, the statutory duty of the local planning authority required by the Planning (Listed Buildings and Conservation Areas) Act 1990 is therefore discharged.

Neighbour amenity and amenity of occupiers.

The dwelling proposed for Plot 3 would have an eastern elevation 14.6m from the rear elevation of the nursing home building which contains first floor dormer windows to bedrooms. The side elevation of the proposed dwelling would contain a principal kitchen window and it is considered that the intervening garage building and existing boundary fencing in combination with the separation distance, would protect the amenity of occupiers of the new dwelling. The separation distance also meets and exceeds the

standard contained in the adopted Supplementary Planning Document on Design which aims to avoid overbearing impacts. No other existing neighbouring occupiers are affected by the proposal in terms of losses of light, privacy or outlook.

The proposal would also meet and exceed the recommended internal space standards as set out within the DCLG's Technical Housing Standards – nationally described space and have good access to private amenity space and natural light, equating to good standards of amenity for future occupiers of the dwellings

It is therefore considered that the proposal accords with Policies CS2 and EV/1, and the adopted Supplementary Planning Document on Design.

Highway Matters

Farriers Close is a private and un-adopted road which is accessed from London Lane which is an unclassified road, subject to a 30m.p.h speed limit. The proposal involves the construction of a new private driveway off Farriers Close.

The local highway authority has assessed the submitted drawings and the Edwards and Edwards accompanying Highways Report, and the access to Farriers Close from London Lane is shown to be approximately 4.8m wide for a minimum distance of 5m from the highway boundary. It is understood that No's 1 & 3 Farriers Close utilise this existing access. However, as per guidance detailed within Figure DG20 of Part 3 of the Leicestershire Highway Design Guide, the minimum access width for an access serving six to 25 dwellings which is more than 25m in length should be 5m wide plus an extra 0.5m on any side which is bound by a fence, wall or similar feature. The development if permitted would therefore result in a total of six dwellings utilising an access which would not meet LHDG recommendations. However, given that two dwellings already exist, and the existing access would allow two vehicles to pass at the entrance without affecting free flow of traffic on the local highway network, it is considered that an additional four dwellings served by the access would not constitute a reasonable reason to refuse the application and this view is supported by the local highway authority.

As the applicant seeks to intensify the access from London Lane and as the Applicant has not demonstrated the achievable visibility splays at the site, the local highway authority has undertaken its own visibility assessment and is satisfied that splays of 2.4m x 43m are achievable in either direction of the access to Farriers Close.

In addition, the quantum of car parking serving each dwelling meets highway standards and the development also includes meets the necessary requirements in terms of emergency vehicle access.

It is therefore concluded that the development is acceptable in highway safety terms, subject to the imposition of conditions relating to the provision of visibility splays, parking and access and that the proposal accords with Policy TR/18 of the Borough of Charnwood Local Plan. It is further considered that the proposal would not result in cumulative highway impacts that could be described as 'severe' as set out in Paragraph 111 of the National Planning Policy Framework.

Ecology & Biodiversity

The applicant has submitted a Biodiversity Impact Assessment which describes the site as comprising improved grassland paddock to the southern section and a hard-standing and access road to the northern part of the site. To the south of the site is improved grassland and to the west is further grassland with a small pond. The report finds that a 0.17 unit loss of biodiversity habitat would occur as a consequence of the intended development, but concludes that a minor gain (1.08) units can be achieved by retaining the existing hedgerows, with additional new sections added within and around the peripheries of the site to enhance the existing network. This would equate to 120m of new hedgerow. Based on the proposed layout. However, the notable loss in habitat units is due to the loss of all the existing improved grassland which is of low distinctiveness and which would be replaced by developed land and vegetated gardens of limited ecological value. The applicants report concludes that compensatory off-site measures will be required in addition to on-site mitigation measures.

The submitted Ecological Report has been assessed by the Council's Senior Ecologist who concurs that a net loss in biodiversity value is likely to occur as a result of the development. As part of the proposed mitigation involves new domestic gardens, this form of mitigation, within a private garden setting is not acceptable to the Council as it would have limited likelihood of success and is not defensible. The Council is content with the methodology used in relation to the loss of the semi-improved and not particularly high quality grassland. The calculations which have been undertaken to assess the comparative habitat values of the site show that whilst some enhancement can be provided within the scheme. However, the development would result in an overall loss of biodiversity value. In order to provide adequate off site compensation for this net loss which cannot be provided on site, it is calculated a sum of £15, 971 to provide bio-diversity mitigation and compensation off site, would be required and the applicant has agreed in principle to the payment of this sum, secured by a unilateral legal agreement.

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site and compensation where relevant. As set out within related legislation requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind.

Overall, it is considered that the proposal with mitigation and compensation would 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 through the payment for off-site gains and secured via the proposed unilateral agreement, in compliance with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy.

A project has been identified and it is considered that the contribution would be CIL compliant and, together with proposed on-site landscaping mitigation, would provide adequate and appropriate compensation for the calculated loss and this is a positive of the scheme to be weighed in the planning balance. It is therefore concluded that the proposal

would accord with the provisions of Policy CS13 of the adopted Core Strategy, subject to the acceptance of Recommendation A set out below.

Planning Balance

As there is currently an insufficient supply of deliverable housing sites, this application has 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 four new residential units at a time when there is an acute need for housing within the Borough. This is a significant benefit of the scheme.

The application site lies adjacent to Wymeswold which is an 'other' settlement where new development is otherwise acceptable within limits to development. The site is within the countryside and although new dwellings are not normally supported in such locations, the development would not significantly encroach on the rural landscape given the position of the site directly adjacent to the existing built form of the settlement, and would not project westwards beyond the existing stables development to the north and its hardstanding area at the end of Farriers Close.

The site offers the potential for a good quality design in the development which reflects the scale and character of existing housing locally and which uses traditional elements. There are no technical constraints relating to highways, contamination or flooding and ecological mitigation can be provided both on and off the site to compensate for the calculated loss and hedges on the site are to be retained and enhanced with new landscaping secured by planning conditions.

Weighed against this is the conflict with the Development Plan policies . However, it is considered that this would not constitute significant or demonstrable harm which could warrant the refusal of planning permission on its own. It is therefore concluded that there are no harms which significantly or demonstrably outweigh the benefits of the new housing. Accordingly, it is recommended planning permission be approved in accordance with the recommendation below.

RECOMMENDATION A :-

That authority is given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement/unilateral undertaking under under Section 106 of the Town and Country Planning Act 1990 to secure a commuted sum payment of £15,971 towards off-site biodiversity offsetting.

RECOMMENDATION B :

That subject to completion of the S106 legal agreement or receipt of an acceptable Unilateral Undertaking to secure the financial contribution to provide off-site ecological mitigation, planning permission is granted for the development subject to the following conditions:

Grant Conditionally

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

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

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

3418-OS - 1:1250 scale site location plan

3418-01 - Rev A - Proposed site layout

3418-10 - House type 1 - floor plans and elevations

3418-11 - House type 2 - floor plans and elevations

3418-12 Rev A - House type 3 - floor plans and elevations

3418-13 - House Type 2 (Render) - Proposed elevations and plans

Application form

REASON: To define the terms of the planning permission.

- 3 No materials shall be placed on the site until such time as details of the type, texture and colour of the materials to be used on the external surfaces of the proposed development have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.
REASON: To make sure that the appearance of the completed development is satisfactory.
- 4 Notwithstanding the submitted details, within two months of the commencement of development a scheme for the treatment of the application site boundaries shall be submitted in writing to the local planning authority for approval.
REASON: To ensure the satisfactory, overall appearance of the completed development.
- 5 No use or occupation of the building hereby permitted shall take place until the scheme for boundary treatment, agreed under the terms of the above condition, has been fully completed.
REASON: To ensure the satisfactory, overall appearance of the completed development.
- 6 No above ground works shall begin until details of the of roof eaves, verges, brickwork features (string courses, plinths etc.) and, in particular, details of external windows and doors and guttering and down pipes, including method of fixing, to be used in the works hereby permitted have been submitted to and agreed in writing by the local planning authority. The works shall be carried out incorporating the agreed details.

REASON: To make sure that the works are carried out in a way which retains the character of the existing building.

- 7 Notwithstanding the submitted details, within two months of the commencement of development, a landscaping scheme, to include those details specified below, shall be submitted in writing to the local planning authority for approval:
- 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;
 - vi) functional services above and below ground; and
 - vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

- 8 The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the first occupation of any part of the 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.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

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

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

- 10 No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 3418-01 Rev A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

- 11 The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 3418-01 Rev A. Thereafter the onsite parking provision shall be so

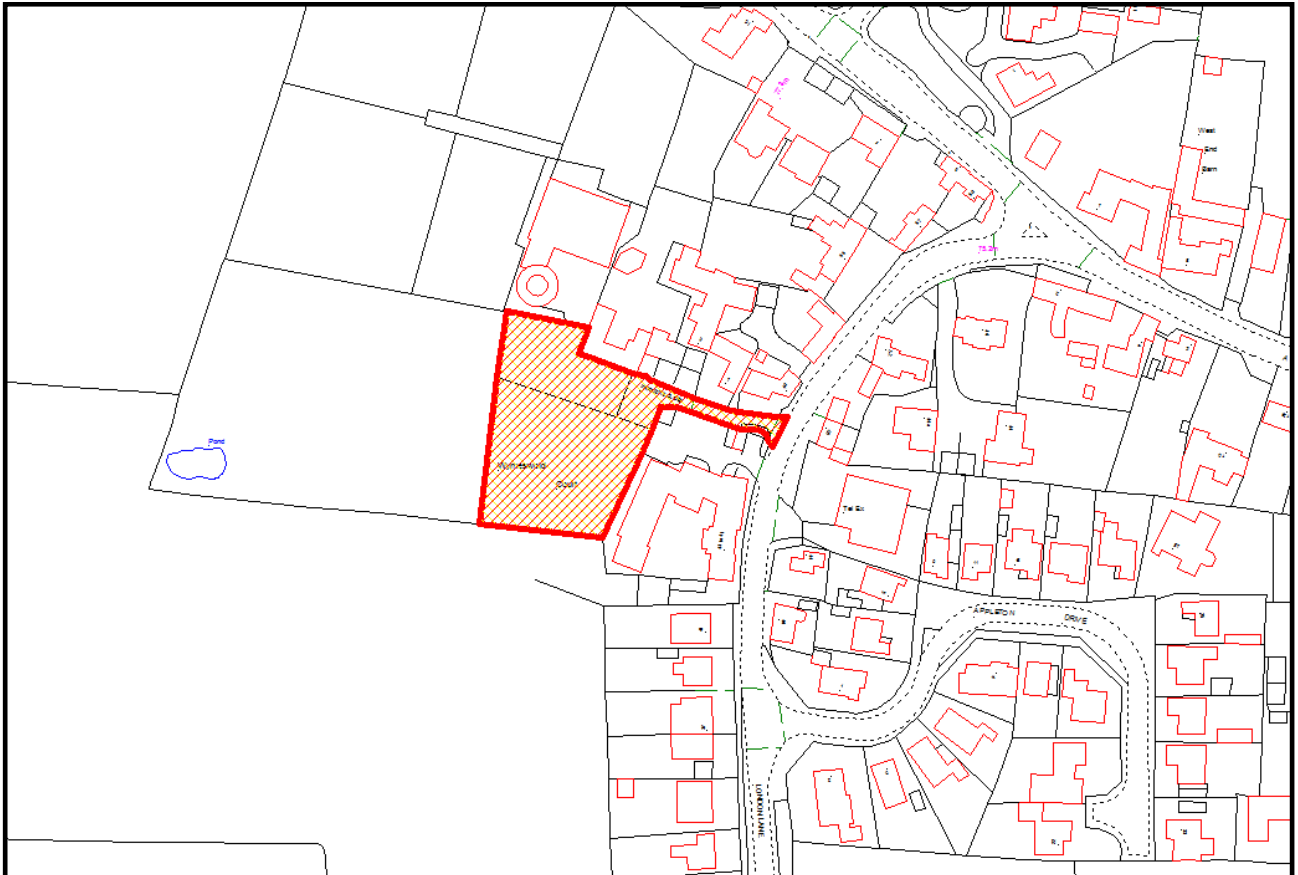
maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3, CS11, CS13, CS14, CS16 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and saved Policies ST/2, EV/1, TR/18, CT/1 and CT/2 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application.
- 2 In addition, as the proposed development is located within a conservation area, the Council has considered whether it would enhance or preserve its character and appearance. Planning permission has been granted on the basis of the Council's opinion that the development would, at least, preserve that character.
- 3 Planning permission has been granted for this development because the Council has determined that, although it does not fully accord with the terms of the above-mentioned policies, the degree of harm that might be caused to one or more of the issues arising under the policy, is insufficient to warrant the refusal of planning permission.
- 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.
- 5 The Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. The Public Right of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the

Highway Authority. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.



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/21/0802/2	Householder	49 Charles Drive Anstey LE7 7BH	Proposed two storey extension to side and single to side/rear of dwelling, following demolition of the garage.	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Anstey
P/21/1747/2	Householder	81 Falcon Road Anstey LE7 7GW	Erection of first floor extension to side of house	GTDCON, Permission be granted subject to the following conditions:	10-Nov-2021	Anstey
P/21/1686/2	Full	Hall Orchard Church Of England Primary School Church Street Barrow Upon Soar Leicestershire LE12 8HP	Replacement of an existing two class mobile unit with a free standing building containing two replacement classrooms and associated WC facilities.	GTDCON, Permission be granted subject to the following conditions:	27-Oct-2021	Barrow & Sileby West
P/21/1552/2	Householder	82 Beaumont Road Barrow Upon Soar LE12 8PJ	Retention of canopy to front of house	GTDCON, Permission be granted subject to the following conditions:	09-Nov-2021	Barrow & Sileby West
P/21/1433/2	Full	135 Melton Road Barrow Upon Soar LE12 8NT	Erection of porch and single storey rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	Barrow & Sileby West
P/21/1183/2	Full	Highcliffe Primary School Greengate Lane Birstall LE4 3DL	Installation of Multi Use Games Area (MUGA) with 2m high perimeter fencing on existing school playing field	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Birstall Wanlip
P/21/1219/2	Householder	18 Station Road Birstall LE4 3BA	Erection of two storey side and rear extensions, raising of roof and creation of additional vehicular access.(Revised scheme P/21/1219/2 refers)	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1810/2	CL (Proposed)	17 Park Road Birstall Leicestershire LE4 3AX	Certificate of lawfulness (proposed) for the siting of a mobile home for incidental residential use.	CLDPGRANT, Certificate of Lawful Proposed Development	15-Oct-2021	Birstall Wanlip
P/21/1674/2	Householder	8 Birstall Meadow Road Birstall Leicestershire LE4 3NA	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	22-Oct-2021	Birstall Wanlip
P/21/1838/2	Householder	43 Bridge Green Birstall Leicestershire LE4 3LB	Two storey side extension with dormer window	GTDCON, Permission be granted subject to the following conditions:	02-Nov-2021	Birstall Wanlip
P/21/1770/2	Householder	12 Lyngate Avenue Birstall Leicestershire LE4 3HF	Render to front side and rear elevations of house	GTDCON, Permission be granted subject to the following conditions:	15-Nov-2021	Birstall Wanlip
P/21/1264/2	Householder	54 Birstall Road Birstall LE4 4DE	Proposed detached garage and gym/store to rear of dwelling.	REF, Permission be refused for the following reasons:	21-Oct-2021	Birstall Watermead
P/21/1539/2	Full	119 Sibson Road Birstall Leicestershire LE4 4NB	Removal of existing signage including fascia sign, protruding boxing, and projecting sign and making good of back fascia board. Removal of existing ATM and replacement with stainless steel plate.	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Birstall Watermead
P/21/1996/2	Householder	599 A Loughborough Road Birstall LE4 4NH	Proposed new Front boundary wall, gate and associated works.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1889/2	Householder Prior Notification	84 Roman Road Birstall Leicestershire LE4 4BE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8 m, with a maximum height of 3.9m, and height to the eaves of 2.9m.	PRINOT, Prior approval from the Council is not required	11-Nov-2021	Birstall Watermead
P/21/1318/2	Householder	5 Coopers Nook East Goscote LE7 3ZB	Proposed single and two storey extension to front, and single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	East Goscote Ward
P/21/0780/2	Householder	4 Fletchers Way East Goscote LE7 3ZG	Proposed single storey extension to rear, first floor extension to side, single and two storey extensions to front of dwelling.	REF, Permission be refused for the following reasons:	18-Oct-2021	East Goscote Ward
P/21/1769/2	Householder	1 Wild Rose Walk East Goscote Leicestershire LE7 3QX	Proposed two storey extension to side and porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Oct-2021	East Goscote Ward
P/21/1594/2	Householder	1 Meadow View East Goscote Leicestershire LE7 4XY	Proposed first floor front extension, raising of roof ridge and rear dormer.	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	East Goscote Ward
P/21/1850/2	Householder	10 Woodmans Chase East Goscote LE7 3ZZ	Erection of single-storey extension to rear of dwelling and conversion of garage to habitable room.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	East Goscote Ward
P/21/1845/2	Householder	9 Woodmans Chase East Goscote LE7 3ZZ	Proposed single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Nov-2021	East Goscote Ward
P/21/1354/2	Householder	Roecliffe Hall Swithland Road Newtown Linford LE12 8JL	Improvements and installation of timber gates to existing East side site entrance.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0246/2	Full	Whitcroft Whitcrofts Lane Ulverscroft LE67 9QE	Erection of outbuilding to serve dwelling, erection of barn and change of use from grass land to form residential curtilage.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Forest Bradgate
P/21/1416/2	Full	Newtown Linford Cricket Club Main Street Newtown Linford Leicestershire LE6 0AE	Replacement of existng cricket practice net with double bay practice nets (24m x 7.32m)	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	Forest Bradgate
P/21/1074/2	Full	The Linford 66 Main Street Newtown Linford Leicestershire LE6 0AD	Erection of single storey extension to rear of building.	GTDCON, Permission be granted subject to the following conditions:	02-Nov-2021	Forest Bradgate
P/21/1101/2	Householder	3 Nanhill Drive Woodhouse Eaves LE12 8TL	Erection of first floor extension to rear of dwelling and erection of new vehicular gate and altered boundary wall.	GTDCON, Permission be granted subject to the following conditions:	03-Nov-2021	Forest Bradgate
P/21/1645/2	Householder	1 Rawlins Close Woodhouse Eaves Leicestershire LE12 8SD	Erection of single storey extension to side of detached bungalow. Erection of 1.8m high garden wall to side/front of bungalow.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Forest Bradgate
P/21/1858/2	Full	Annexe Building 50a Main Street Woodhouse Eaves Leicestershire LE12 8RZ	Erection of replacement community hall following demolition of existing building.	GTDCON, Permission be granted subject to the following conditions:	09-Nov-2021	Forest Bradgate
P/20/1657/2	Householder	2 Lady Martin Drive Woodhouse Eaves Leicestershire LE12 8WX	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1051/2	Householder	16 Rowbank Way Loughborough LE11 4AJ	Insertion of 2No. side facing windows to dwelling.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Loughborough Garendon
P/21/1329/2	Householder	26 Osterley Close Loughborough LE11 4SP	Proposed single storey extension to side and partial first floor extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Nov-2021	Loughborough Garendon
P/21/1579/2	Advert Consent	2 Morley Street Loughborough Leicestershire LE11 1EW	Individual internally illuminated letters at high level and wall mounted Cor Ten panels at low level.	GTDCON, Permission be granted subject to the following conditions:	25-Oct-2021	Loughborough Hastings
P/21/2171/2	Equipment PD Notification	Loughborough ATE HPO Sparrow Hill Loughborough Leicestershire LE11 1BT	Replace three existing antennae with three new antennae, add three new MHA (behind antenna) & internal upgrade within existing cabinet and other enabling equipment	MNAAU, The application be agreed without conditions.	02-Nov-2021	Loughborough Hastings
P/21/1792/2	Householder	78 Tuckers Road Loughborough Leicestershire LE11 2PJ	Rentention of a flat roof over partial dinning room to rear, pergola to the rear of dwelling. Rentention of first floor bathroom window to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Loughborough Hastings
P/21/1780/2	Householder	5 Grafton Road Loughborough LE11 5UT	Proposed single storey side and rear extension (Revision to granted scheme P/20/1808/2).	GTDCON, Permission be granted subject to the following conditions:	26-Oct-2021	Loughborough Hathern & Dishley
P/21/1840/2	Full	36 Alston Drive Loughborough Leicestershire LE11 5UH	Single storey extensions to side and rear and conversion of semi-detached dwelling to 2 flats. Formation of parking area to front.	GTDCON, Permission be granted subject to the following conditions:	26-Oct-2021	Loughborough Hathern & Dishley
P/21/1108/2	Householder	12 Deighton Way Loughborough LE11 5YF	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1897/2	Householder	3 Gavin Drive Loughborough LE11 5YN	Replace flat roof with pitched roof over single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Loughborough Hathern & Dishley
P/21/1561/2	Householder	36 Narrow Lane Hathern Leicestershire LE12 5LH	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Loughborough Hathern & Dishley
P/21/1373/2	Full	Charnwood Campus Summerpool Road Loughborough LE11 5RD	Creation of new hard and soft landscaped parking areas, with associated electric vehicle charging points and new footpaths	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Loughborough Lemyngton
P/21/1492/2	Householder	37 Meadow Avenue Loughborough LE11 1JS	Proposed dropped kerb to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	18-Oct-2021	Loughborough Lemyngton
P/21/1060/2	Full	The Windmill P,H 62 Sparrow Hill Loughborough LE11 1BU	Retention of reduced height walls to rear outbuilding (from 1.95m high to between 0.89m and 1m high). Retention of festoon lighting and timber support posts, and of externally mounted cellar cooling equipment and associated screening to the side elevation of the building.	GTDCON, Permission be granted subject to the following conditions:	18-Oct-2021	Loughborough Lemyngton
P/21/1350/2	Householder	1 Wythburn Close Loughborough LE11 3SZ	Proposed porch canopy, conversion of detached garage, with associated works and dropped kerbs.	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2021	Loughborough Nanpantan
P/21/1491/2	Householder	57 Leconfield Road Loughborough LE11 3SP	Extend existing dropped kerb to create vehicular access to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1590/2	Householder	103 Nanpantan Road Loughborough Leicestershire LE11 3YB	Extend width of dropped kerb to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Nov-2021	Loughborough Nanpantan
P/21/2109/2	Householder	43 Mountfields Drive Loughborough Leicestershire LE11 3JD	Proposed two storey front and side extension and single storey extension to side and rear of semi detached dwelling.	REF, Permission be refused for the following reasons:	05-Nov-2021	Loughborough Nanpantan
P/21/1200/2	Householder	52 Outwoods Road Loughborough Leicestershire LE11 3LY	Proposed single and first floor extension including a balcony to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Oct-2021	Loughborough Outwoods
P/21/1643/2	Householder	40 Priory Road Loughborough Leicestershire LE11 3PP	Erection of two storey to side and rear extension, render to front and rear of house.	GTDCON, Permission be granted subject to the following conditions:	20-Oct-2021	Loughborough Outwoods
P/21/1159/2	Householder	31 Brook Lane Loughborough LE11 3RA	Erection of outbuilding at rear of house. (Revised plan rec'd 21st Sept 2021 showing reduction in height of outbuilding and repositioning further away from boundary).	GTDCON, Permission be granted subject to the following conditions:	27-Oct-2021	Loughborough Outwoods
P/21/1390/2	Full	17 Cricket Lane Loughborough LE11 3PD	Erection of single storey extension to side of house	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Loughborough Outwoods
P/21/1500/2	Householder	17 Melbreak Avenue Loughborough LE11 3PJ	Proposed two storey extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Loughborough Outwoods
P/21/1248/2	Householder	64 Valley Road Loughborough LE11 3PZ	Proposed single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1801/2	Householder	74 Tiverton Road Loughborough Leicestershire LE11 2RY	Proposed 2x, two storey side extensions, single storey lower ground floor rear extension and associated works.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Loughborough Outwoods
P/21/1595/2	Householder	10 Cricket Lane Loughborough Leicestershire LE11 3PD	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Nov-2021	Loughborough Outwoods
P/21/1657/2	Full	2 Parklands Drive Loughborough Leicestershire LE11 2TB	Change of use of from a dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2021	Loughborough Shelthorpe
P/21/1658/2	Full	4 Parklands Drive Loughborough Leicestershire LE11 2TB	Change of use of from a dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2021	Loughborough Shelthorpe
P/21/1447/2	Householder	132 Manor Road Loughborough LE11 2LZ	Formation of vehicular access and hard standing area to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	Loughborough Shelthorpe
P/21/1085/2	Householder	22 Lilac Close Loughborough LE11 2LA	Proposed single storey extension to side and rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Loughborough Shelthorpe
P/21/1660/2	Full	251 Park Road Loughborough Leicestershire LE11 2HE	Change of use of from a dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4).	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/0431/2	Full	Park Grange Farm Newstead Way Loughborough Leicestershire LE11 2FB	Conversion, alterations and extensions to farmhouse and outbuildings to create 13 dwellings and construction of two dwellings. (Revised scheme - P/17/0550/2 refers)	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Loughborough Shelthorpe
P/21/1772/2	Householder	30 Peter Laslett Close Loughborough LE11 2PT	Proposed 4x pitched roof dormers to detached dwelling	GTDCON, Permission be granted subject to the following conditions:	03-Nov-2021	Loughborough Shelthorpe
P/21/2137/2	Householder Prior Notification	22 Parklands Drive Loughborough Leicestershire LE11 2TB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.3m, and height to the eaves of 2.95m.	PRIREF, The prior approval of the Council is refused	10-Nov-2021	Loughborough Shelthorpe
P/21/1659/2	Full	247 Park Road Loughborough Leicestershire LE11 2HE	Change of use of from dwellinghouse (Class C3) to a small House in Multiple Occupation (Class C4).	GTDCON, Permission be granted subject to the following conditions:	15-Nov-2021	Loughborough Shelthorpe
P/21/1805/2	Householder	2 Bampton Street Loughborough Leicestershire LE11 2DR	Proposed single storey side and rear extension to C4 dwelling.	REF, Permission be refused for the following reasons:	19-Oct-2021	Loughborough Southfields
P/21/1154/2	Advert Consent	Esquires Coffee 32 High Street Loughborough LE11 2PZ	Display of 1 no. fascia sign and 1 no. projecting sign (non illuminated).	GTDCON, Permission be granted subject to the following conditions:	21-Oct-2021	Loughborough Southfields
P/21/1072/2	Full	Esquires Coffee 32 High Street Loughborough LE11 2PZ	Proposed fitting of 2 no. retractable canopies to the front elevation.	GTDCON, Permission be granted subject to the following conditions:	21-Oct-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1766/2	Change of Use Prior Notification	18 - 20 High Street Loughborough Leicestershire LE11 2PZ	Change of Use from Offices (Class E) to Dwellinghouses (Class C3).	PRINOT, Prior approval from the Council is not required	25-Oct-2021	Loughborough Southfields
P/21/1729/2	Householder Prior Notification	17-18 Packe Street Loughborough LE11 3EZ	Demolition of existing building and erection of new block of flats.	PRIREF, The prior approval of the Council is refused	26-Oct-2021	Loughborough Southfields
P/21/1672/2	Full	Kingfisher Halls Kingfisher Way Loughborough Leicestershire	Conversion and extension of roof to student hall of residence to provide an additional 5 studios.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Loughborough Southfields
P/21/1700/2	CL (existing)	22 Turner Avenue Loughborough Leicestershire LE11 2DA	Certificate of Lawfulness (Existing) for use of property as a house of multiple occupation (Use Class C4 HMO).	REF, Permission be refused for the following reasons:	04-Nov-2021	Loughborough Southfields
P/21/1018/2	Full	41 Arthur Street Loughborough LE11 3AY	Conversion of dwelling to 2 x one bed flats and single storey extension to rear (part retrospective).	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Loughborough Southfields
P/21/1956/2	Householder Prior Notification	7 Granville Street Loughborough LE11 3BL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 2.97m, and height to the eaves of 2.30m.	PRIREF, The prior approval of the Council is refused	08-Nov-2021	Loughborough Southfields
P/21/0960/2	Householder	70 Shelthorpe Road Loughborough Leicestershire LE11 2PF	Installation of dropped kerb and vehicular access from Castledine Street Extension.	GTDCON, Permission be granted subject to the following conditions:	10-Nov-2021	Loughborough Southfields
P/21/1313/2	Householder	22 Colgrove Road Loughborough LE11 3NN	Convert existing detached garage to side and rear of dwelling into a residential annexe.	GTDCON, Permission be granted subject to the following conditions:	15-Nov-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1743/2	Full	Loughborough Generator Building Packer Street Loughborough Leicestershire LE11 3EZ	Change of use from art college (Class D1) to cafe, offices and mixed use arts complex, (Use Classes E, F and Sui Generis) and construction of new internal mezzanine floor, two storey side extension to electricity sub-station, demolition of lean-to structure, renovation of existing roof, creation of roof garden and associated works.	GTDCON, Permission be granted subject to the following conditions:	15-Nov-2021	Loughborough Southfields
P/21/1498/2	CL (existing)	98 Leopold Street Loughborough LE11 5DW	Proposed (existing) certificate of lawfulness for an existing HMO use from C3 to C4 HMO	GTD, Permission be granted unconditionally	25-Oct-2021	Loughborough Storer
P/21/1719/2	Full	Land at Shelley Street Loughborough Leicestershire LE11 5LB	Erection of 2 No. detached single storey dwellings and associated car parking and landscaping.	GTDCON, Permission be granted subject to the following conditions:	25-Oct-2021	Loughborough Storer
P/21/1533/2	Full	5 Storer Road Loughborough Leicestershire LE11 5EQ	Conversion of existing garage and single storey side and rear extension to existing large HiMO (Sui Generis)	GTDCON, Permission be granted subject to the following conditions:	03-Nov-2021	Loughborough Storer
P/21/1459/2	Advert Consent	Regent Place Retail Park, Unit C-D Broad Street Loughborough LE11 5PL	Display of 2x illuminated fascia sign, 3x non-illuminated fascia signs, 1x vinyl sign to window	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Loughborough Storer
P/21/1744/2	CL (existing)	2 Paget Street Loughborough LE11 5DS	Certificate of Lawfulness (Existing) for use of property as a house of multiple occupation (Use Class C4 HMO).	REF, Permission be refused for the following reasons:	04-Nov-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0617/2	Full	16 Paget Street Loughborough Leicestershire LE11 5DS	Single storey extension to rear side of terraced house in multiple occupation.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Loughborough Storer
P/21/0370/2	Householder	60 Leopold Street Loughborough Leicestershire LE11 5DN	Erection of single storey extension at side and rear of house	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Loughborough Storer
P/21/0837/2	Full	118 Leopold Street Loughborough LE11 5DW	Single storey side and rear extension to house in multiple occupation	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Loughborough Storer
P/21/0838/2	Full	119 Leopold Street Loughborough LE11 5DW	Single storey side and rear extension to kitchen/dining/lounge of house in multiple occupation	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Loughborough Storer
P/21/0527/2	Householder	23 Rosslyn Avenue Mountsorrel Leicestershire LE12 7UQ	Proposed single storey extension to rear and side, first floor extension to side, loft conversion and Juliet balcony to gable end of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Mountsorrel
P/21/1839/2	Householder	176 Mountsorrel Lane Mountsorrel Leicestershire LE7 7PW	Single storey extension to side of house	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Mountsorrel
P/21/1974/2	Householder Prior Notification	13 Linkfield Avenue Mountsorrel Leicestershire LE12 7DH	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.7m, with a maximum height of 3.23m, and height to the eaves of 2.42m.	PRINOT, Prior approval from the Council is not required	02-Nov-2021	Mountsorrel
P/20/2402/2	Full	249 Leicester Road Mountsorrel Leicestershire LE12 7DD	Erection of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Nov-2021	Mountsorrel

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1929/2	Equipment PD Notification	The Stables Riding School Three Turns Lane South Croxton Leicestershire LE7 3RB	Installation 3 x 8m wooden poles, intended for use as fixed line broadband electronic communications apparatus.	MNAAU, The application be agreed without conditions.	14-Oct-2021	Queniborough
P/21/0773/2	Householder	3 The Dovecotes Queniborough Leicestershire LE7 3WP	Proposed first floor extension above garage, single storey extensions to front and rear with associated works	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Queniborough
P/21/0768/2	Householder	1517 Melton Road Queniborough Leicestershire LE7 3FP	Proposed two storey extension to side and single and two storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Oct-2021	Queniborough
P/21/1714/2	Householder	Wetherby House Syston Road Queniborough Leicestershire LE7 3FX	Proposed increase in height of existing garden wall	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Queniborough
P/21/1342/2	Householder	32 Syston Road Queniborough LE7 3FX	Proposed single storey side and rear extension to dormer bungalow dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Nov-2021	Queniborough
P/21/1734/2	Householder	48 Main Street South Croxton LE7 3RJ	Proposed porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Nov-2021	Queniborough
P/21/1483/2	Full	Barrowcliffe Farm South Croxton Road Queniborough LE7 3RX	Change of use of land from agricultural to agricultural/equestrian and formation of all-weather equestrian exercise arena	GTDCON, Permission be granted subject to the following conditions:	12-Nov-2021	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1603/2	Householder	Hamilton Grounds Farm King Street Barkby Thorpe Leicestershire LE7 3QF	Proposed two storey side extension and front porch.	GTDCON, Permission be granted subject to the following conditions:	15-Nov-2021	Queniborough
P/21/1844/2	Advert Consent	46 High Street Quorn LE12 8DT	Display of 1x illuminated hanging sign, 1x illuminated letter signage, 1x non-illuminated car park entrance sign and provision of 2x wall lights.	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2021	Quorn & Mountsorrel Castle
P/21/2077/2	CL (Proposed)	3 Rennocks Close Quorn LE12 8WZ	Certificate of Lawful (Proposed) Development for loft conversion with rooflights to rear elevation.	CLDPGRANT, Certificate of Lawful Proposed Development	18-Oct-2021	Quorn & Mountsorrel Castle
P/21/1687/2	Advert Consent	87 Leicester Road Mountsorrel Leicestershire LE12 7AJ	Proposed non illuminated fascia sign to front elevation (Retrospective).	GTDCON, Permission be granted subject to the following conditions:	22-Oct-2021	Quorn & Mountsorrel Castle
P/21/1194/2	Full	Wishbone Lane Mountsorrel LE12 7AY	Erection of 8 Dwellings. Variation of condition 2 of planning permission P/16/1229/2 (substitution of housetype for plot 12).	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Quorn & Mountsorrel Castle
P/21/1669/2	Householder	1 Mansfield Avenue Quorn Leicestershire LE12 8BD	Proposed construction of single storey extension to side and rear of existing dwelling (variation of conditions 2 and 3 of P/21/0278/2 in respect of materials and to draw rear extension in from side mutual boundary), under section 73 of TCPA 1990.	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Quorn & Mountsorrel Castle
P/21/1722/2	Householder	102 Barrow Road Quorn LE12 8DL	Erection of two storey extension to side and rear, single storey extension to rear and bay window to front of semi-detached house	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/2150/2	Householder Prior Notification	3 The Homestead Mountsorrel LE12 7HS	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.	PRINOT, Prior approval from the Council is not required	09-Nov-2021	Quorn & Mountsorrel Castle
P/21/1538/2	Householder	Bybrook Hall Leicester Lane Swithland Leicestershire LE12 8TD	Erection of single storey and two storey extension at side of house	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Rothley & Thurmaston
P/21/1653/2	Householder	29 Swithland Lane Rothley Leicestershire LE7 7SG	Proposed first floor Juliet balcony and French doors.	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Rothley & Thurmaston
P/21/1650/2	Householder	11 Howe Lane Rothley Leicestershire LE7 7LB	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2021	Rothley & Thurmaston
P/21/1849/2	CL (Proposed)	Corner Cottage 46 North Street Rothley LE7 7NN	Certificate of Lawful (proposed) development for installation of solar panels on garage roof.	REF, Permission be refused for the following reasons:	18-Oct-2021	Rothley & Thurmaston
P/21/1455/2	Householder	12 Manor Holt Close ROTHLEY LE7 7PP	Proposed single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	Rothley & Thurmaston
P/21/1654/2	Householder	164 Station Road Cropston Leicestershire LE7 7HF	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	20-Oct-2021	Rothley & Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/2127/2	CL (Proposed)	27 Garland Rothley LE7 7RG	Certificate of Lawful (Proposed) Development for single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	20-Oct-2021	Rothley & Thurcaston
P/21/1762/2	Householder	16 Templar Way Rothley Leicestershire LE7 7RB	Proposed single storey extension to rear and both sides, extend and raise roof height for loft conversion to dwelling. Widen vehicular access to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	21-Oct-2021	Rothley & Thurcaston
P/21/1802/2	Householder	4 Hames Close Rothley Leicestershire LE7 7NZ	Change of use of garage to games room at front of house, installation of window and replacements doors.	GTDCON, Permission be granted subject to the following conditions:	03-Nov-2021	Rothley & Thurcaston
P/21/1656/2	Householder	27 Hathern Road Shepshed Leicestershire LE12 9RP	Proposed first floor side extension, two storey rear extension, single storey side and rear extension and associated works.	GTDCON, Permission be granted subject to the following conditions:	25-Oct-2021	Shepshed East
P/21/2120/2	Equipment PD Notification	Shepshed Dynamo Football Club The Dovecote Football Ground Butthole Lane Shepshed Leicestershire LE12 9BN	Install electronic communications apparatus ancillary to radio equipment.	MNAAU, The application be agreed without conditions.	26-Oct-2021	Shepshed East
P/21/1090/2	Householder	43 Cambridge Street Shepshed LE12 9HN	Erection of two storey extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	29-Oct-2021	Shepshed East
P/21/0914/2	Full	Jr House 45 Ashby Road Central Shepshed Leicestershire	Change of use from car sales (sui generis) to storage and distribution (use class B8)	GTDCON, Permission be granted subject to the following conditions:	08-Nov-2021	Shepshed East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/2257/2	Full	147 Charnwood Road Shepshed Leicestershire LE12 9NL	Retention of new shop front and roller shutter.	GTDCON, Permission be granted subject to the following conditions:	22-Oct-2021	Shepshed West
P/18/2258/2	Advert Consent	147 Charnwood Road Shepshed Leicestershire LE12 9NL	Retention of 1 No. illuminated fascia sign and 1 No. barbers pole. (Advertisement Consent)	SPLIT, Split Decision	22-Oct-2021	Shepshed West
P/21/1841/2	Householder	1 Paterson Place Shepshed Leicestershire LE12 9RU	Erection of dormer window, outbuilding and 1.8m high fence to rear of house.	GTDCON, Permission be granted subject to the following conditions:	26-Oct-2021	Shepshed West
P/20/1528/2	Householder	10 Pick Street Shepshed LE12 9BB	Detached single garage to front of driveway	REF, Permission be refused for the following reasons:	05-Nov-2021	Shepshed West
P/21/1560/2	Full	53 Ratcliffe Road Sileby LE12 7PU	Proposed wrap around two storey side and rear extension with rendering of existing side and rear elevations.	GTDCON, Permission be granted subject to the following conditions:	12-Oct-2021	Sileby
P/21/1482/2	Householder	102 Highgate Road Sileby LE12 7PR	Proposed single storey extension to rear and side of bungalow.	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	Sileby
P/20/2186/2	Full	Peashill Farm Ratcliffe Road Sileby LE12 7QB	Improvements to existing access and access road for temporary use by construction traffic	GTDCON, Permission be granted subject to the following conditions:	18-Oct-2021	Sileby
P/21/1602/2	Householder	89 Seagrave Road Sileby Leicestershire LE12 7TW	Erection of single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1713/2	Full	Peashill Farm Ratcliffe Road Sileby Leicestershire LE12 7QB	Erection and installation of Electrical Sub Station	GTDCON, Permission be granted subject to the following conditions:	22-Oct-2021	Sileby
P/21/1346/2	Householder	84 Cossington Road Sileby LE12 7RS	Proposed two storey side and single storey rear extension including raised patio area to rear.	GTDCON, Permission be granted subject to the following conditions:	26-Oct-2021	Sileby
P/21/1695/2	Householder	103 College Road Syston LE7 2AQ	Proposed two storey extension to side and conversion and extend floor space of garage.	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Syston East
P/21/0438/2	Full	4 Sandford Road Syston Leicestershire LE7 2JY	Change of use of building from office/storage space and 3no flats to 6no flats and alterations to the front, rear and side fenestrations.	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Syston East
P/21/1699/2	Householder	32 Brighton Avenue Syston Leicestershire LE7 2EB	Single storey extension to rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Nov-2021	Syston East
P/21/2018/2	Householder	38 Barry Drive Syston LE7 1LX	Part retrospective application for change of use of detached double garage including dormer extension to side to provide an annexe. (Revised scheme - refusal P/21/1205/2 refers)	REF, Permission be refused for the following reasons:	08-Nov-2021	Syston West
P/21/1787/2	Householder	62 Sedgefield Drive Syston LE7 1YU	Two storey side extension, two new parking spaces and brick boundary wall.	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1630/2	Householder	28 Church Street Wymeswold Leicestershire LE12 6TX	Remove existing garage and replace with new garage and workshop	GTDCON, Permission be granted subject to the following conditions:	13-Oct-2021	The Wolds
P/21/1546/2	Full	Rectory Place 37 Old Parsonage Lane Hoton Leicestershire LE12 5SG	Conversion of part of existing building into offices (Use Class E (g) (i) and associated fenestration alterations. Provision of additional car parking area to courtyard.	GTDCON, Permission be granted subject to the following conditions:	14-Oct-2021	The Wolds
P/21/1576/2	Householder	56 London Lane Wymeswold Leicestershire LE12 6UB	Two storey extensions to front, side and rear including first floor balconies and single storey extension to side of detached dwelling and application of render to resultant dwelling. (Revised scheme P/20/1507/2 refers).	GTDCON, Permission be granted subject to the following conditions:	19-Oct-2021	The Wolds
P/20/1751/2	Householder	4 Paget Croft Wymeswold LE12 6TQ	Works to watercourse, erection of greenhouse and installation of two sections of decking over watercourse (retrospective application)	GTDCON, Permission be granted subject to the following conditions:	28-Oct-2021	The Wolds
P/21/1869/2	Householder	13 Hall Drive Burton On The Wolds LE12 5AD	Single storey bedroom extension to rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	The Wolds
P/21/1644/2	Householder	101 Brook Street Wymeswold Leicestershire LE12 6TT	Proposed single storey extension to rear, insert window to existing front dormer, and dormer extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	The Wolds
P/21/1778/2	Householder	3 Swifts Close Wymeswold LE12 6UG	Single storey and dormer extensions to side and erection of porch canopy to front of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1871/2	Equipment PD Notification	A607 Newarke Road SW, A607 Roundabout off Melton Road Thurmaston Leicestershire LE4 8GR	Proposed installation of electronic communications apparatus ancillary to radio equipment housing.	MNAAU, The application be agreed without conditions.	14-Oct-2021	Thurmaston
P/21/1852/2	Householder	3 Maple Road Thurmaston Leicestershire LE4 8AJ	Proposed single storey side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	20-Oct-2021	Thurmaston
P/21/0101/2	Full	2 Bridge Park Road Thurmaston Leicestershire LE4 8BL	Erection of two industrial units (Class E and B2 uses) and two office buildings (Class E use) with ancillary parking and refuse area following demolition of existing buildings	GTDCON, Permission be granted subject to the following conditions:	21-Oct-2021	Thurmaston
P/21/1460/2	Full	31 Ferndale Road Thurmaston LE4 8JE	Proposed two storey extension to side/rear, single storey extension to rear, canopy to front, and dormer extension to rear of dwelling and change of use of dwelling to 3No. self-contained flats (Use Class C3)	REF, Permission be refused for the following reasons:	22-Oct-2021	Thurmaston
P/21/1604/2	Householder	28 Colby Drive Thurmaston Leicestershire LE4 8LA	Proposed 1 and half storey extensions to bungalow, including loft conversion with front and rear dormers and alterations to existing roof (Revised scheme - refusal P/21/1005/2 refers).	GTDCON, Permission be granted subject to the following conditions:	28-Oct-2021	Thurmaston
P/21/1408/2	Full	16 Chappell Close Thurmaston LE4 8DZ	Proposed first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Nov-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1715/2	Householder	8 Colby Road Thurmaston Leicestershire LE4 8LF	Erection of single storey extension to side of house	GTDCON, Permission be granted subject to the following conditions:	04-Nov-2021	Thurmaston
P/21/2001/2	Householder	100 Humberstone Lane Thurmaston LE4 8HF	Erection of single storey extension to rear of house	GTDCON, Permission be granted subject to the following conditions:	11-Nov-2021	Thurmaston
P/21/2039/2	Householder Prior Notification	100 Humberstone Lane Thurmaston LE4 8HF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 4m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	11-Nov-2021	Thurmaston
P/21/1947/2	Householder	10 Northdown Drive Thurmaston LE4 8HQ	Single storey extensions to side and front of detached bungalow and formation of parking area to front.	GTDCON, Permission be granted subject to the following conditions:	12-Nov-2021	Thurmaston
P/21/2059/2	Householder Prior Notification	79 Ferndale Road Thurmaston Leicestershire LE4 8JE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 3.9m, and height to the eaves of 2.9m.	PRINOT, Prior approval from the Council is not required	12-Nov-2021	Thurmaston
P/21/1647/2	Full	Land to East of 40 Church Lane Ratcliffe on the Wreake LE7 4SN	Change of use from agricultural land to land for private equestrian activities and erection of stables (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	15-Oct-2021	Wreake Villages
P/21/2145/2	Equipment PD Notification	Wolds Farm Six Hills Thrussington Loughborough Leicestershire LE14 3PD	Proposed installation of electronic communications apparatus ancillary to radio equipment housing. Installation of 1No. 600mm dish antenna and ancillary works.	MNAAU, The application be agreed without conditions.	26-Oct-2021	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1668/2	Householder	1 Bleakmoor Close Rearsby Leicestershire LE7 4YD	Proposed single storey rear extension, with internal structural works	GTDCON, Permission be granted subject to the following conditions:	26-Oct-2021	Wreake Villages
P/21/1732/2	Householder	7 Weston Close Rearsby LE7 4DA	Demolition of existing conservatory. Proposed first floor side extension above existing garage. Proposed single and two storey side and rear extensions.	GTDCON, Permission be granted subject to the following conditions:	02-Nov-2021	Wreake Villages
P/21/1671/2	Advert Consent	Charnwood Edge Syston Road Cossington Leicestershire	Display of 1x illuminated fascia sign, 4x non-illuminated fascia signs, 1x illuminated pylon sign, 1x illuminated entrance sign.	GTDCON, Permission be granted subject to the following conditions:	09-Nov-2021	Wreake Villages