

Plans Committee Date:

22 June 2023

Item No:

Application Reference Number: P/22/1503/2

Application Type: Full **Date Valid:** 16/9/2022
Applicant: Mr Pole
Proposal: Change of use form unclassified land to C3 Residential & construction of new Outbuilding.
Location: The Manor House 85 Main Street Queniborough Leicestershire LE7 3DB
Parish: Queniborough **Ward:** Wreake Valley
Case Officer: Jim Worley **Tel No:** 07734 334548

1. Background

- 1.1 The application has been called in at the request of the former Ward Councillor Grimley citing the following consideration:
- residential development outside of the limits of development.

2. Description of the application site

- 2.1 The site comprises pasture land to the south east of The Manor House, 85 Main St, Queniborough. The Manor House fronts Main Street and the land concerned is set behind by a considerable distance and separated from the location of the proposals by existing development Manor Farm Mews and land and building associated with Springfield Farm. It is connected to The Manor House by a narrow private driveway running behind the east side of Manor Farm Mews to the west and Springfield Farm to the east. There is currently a vehicular access to the paddock through a gated access at the south end of Manor House Mews.
- 2.2 The site is currently paddock land, approximately rectangular in shape, enclosed by fencing and immature hedgerows and extends approximately 100m. to the south. It is undeveloped by buildings but has a surfaced area towards its north end and a surfaced track leading to the Manor Farm Mews access.

3. Description of the proposal

- 3.1 The application seeks full planning permission to change the use of the land to residential garden and to erect an outbuilding. The outbuilding would be situated at the north end of the paddock, close to the Manor House Mews houses and Springfield Farm. The outbuilding would be sizeable, approximately 25m. long and 6m. wide arranged in a loose arc shape and facing south down the paddock. It would be single storey and constructed entirely in timber with a grey tile roof and contains decorative features such as an arched canopy and weathervane feature centrally located within the roof. The building would be used for domestic purposes and its internal floorspace is labelled as workshop/craft room, garden room and garage and boat store. No physical changes are proposed to the land intended for domestic purposes extending south from the proposed outbuilding.

4 Development Plan Policies

- 4.1 The Development Plan comprises the Charnwood Local Plan Core Strategy (adopted 9 November 2015), the Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies) and the Minerals and Waste Local Plan (2019).

- 4.2 The policies applicable to this application are as follows:

4.3 [Charnwood Local Plan Core Strategy](#)

- Policy CS1 - Development Strategy
- Policy CS2 - High Quality Design
- Policy CS11 - Landscape and Countryside
- Policy CS13 - Biodiversity and Geodiversity
- Policy CS14 - Heritage
- Policy CS16 - Sustainable Construction and Energy

4.4 [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
- Policy CT/1 - General Principles for areas of countryside
- Policy CT/2 - Development in the Countryside
- Policy EV/1 - Design

4.5 [The Queniborough Neighbourhood Plan](#)

The Neighbourhood Plan was made in 2021 and forms part of the Development Plan. Applicable policies are considered to comprise:

- Policy Q6: Countryside and Landscape
- Policy Q14: Design

4.6 Minerals and Waste Local Plan (2019)

This document includes the County Council's spatial vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals and the form of waste management development in the County of Leicestershire over the period to the end of 2031.

Policy M11 seeks to safeguard mineral resources including sand, gravel, limestone, igneous rock, surface coal, fireclay, brick clay and gypsum. The policy sets out that planning permission will be granted for development that is incompatible with safeguarding minerals within a Mineral Safeguarding Area provided certain criteria are met.

Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

5. Other material considerations

5.1 [The National Planning Policy Framework \(NPPF 2021\)](#)

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

- Section 2; Achieving sustainable development
- Section 4: Decision making
- Section 12: Achieving well-designed places.
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment
- Section 17: Facilitating the sustainable use of minerals

5.2 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.

5.3 National Design Guide

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

5.4 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.

5.5 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.

5.6 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.

5.7 [The Draft Charnwood Local Plan 2019-37](#)

This document sets out the Council's strategic and detailed policies for the Borough over the period 2019-37. The local plan was submitted for examination in December 2021 with hearings concluding in February 2023. It is anticipated that the Inspectors will issue a letter setting out the requirement for main modifications to be made to make the plan sound. These modifications will be published for six weeks of public consultation so that the responses can assist the Inspectors in preparing their final report. The precise timings of these events are dictated by the Inspectors although, subject to their report, it is anticipated the Local Plan will be adopted by the Council in Autumn 2023.

In accordance with NPPF paragraph 48, the relevant emerging policies in the plan may be given weight in determining applications, according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight it may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- (c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The following policies are considered applicable to this application, and the weight they can be assigned is addressed in the 'Planning Considerations' part of this report.

- Policy DS1: Development Strategy
- Policy DS5: High Quality Design
- Policy C1: Countryside
- Policy EV1: Landscape
- Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity
- Policy EV8: Heritage

5.8 Planning Guidance for Biodiversity June 2022

This planning guidance seeks to provide further clarification to Core Strategy Policy CS13 insofar as ensuring development proposals secure biodiversity net gain on-site to contribute towards the overall sustainability of development proposals.

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides provides a statutory duty for local authorities to have special regard to Listed Buildings and Conservation Areas. Section 66 (1) of the Act refers to the desirability of preserving Listed Buildings, the setting of Listed Buildings and the features of special architectural and historic interest which it possesses whilst Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

6. **Relevant Planning History**

6.1 There is no planning history for the site considered relevant to the application.

7. **Responses of Consultees & Other Comments Received**

7.1 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

Ward Councillor and Parish Council Response	
Cllr D Grimley	<ul style="list-style-type: none"> • Call in on the basis of residential development outside of the limits of development.
Queniborough Parish Council	<ul style="list-style-type: none"> • The Parish Council object to the land being reclassified as residential, as the proposed plans are not for residential use, this land is also outside of the village envelope. Neighbours' views should be taken into account when considering this application.

Responses to publicity

From	Comments
<p>Three responses received: two letters received from two addresses and one forwarded by the Ward Councillor</p>	<ul style="list-style-type: none">• This large structure in a former ridge and furrow paddock and would be outside the building line of the village envelope, visible from at least two of the new build Mews properties.• The proposed structure is too large and its design inappropriate and too far from the main house for security.• The proposed site is located outside of the settlement boundary of Queniborough and therefore contravenes Charnwood Borough Council's adopted planning policy.• The proposed development would be in breach of many of the principles in the Neighbourhood Plan of Queniborough.• The access to the site would be via the private road (not adopted highway) causing traffic/noise/parking issues for the residents.• During development, heavy plant and construction traffic would have to access the site in close proximity to residential dwellings via the unadopted highway.• The construction would be situated at least 90m from the main residence of the applicant and will be clearly visible from the public footpath and Ridgemere Lane. This could attract criminal activity.• This development will clearly be utilised for residential purposes in the longer term (granting C3 residential use will enable the dwelling to be occupied for this purpose).• The approval of this application for change of use from agricultural land to C3 residential could cause an influx of applications of this type.• Whilst the 'garden building' is aesthetically pleasing, it's unreasonable to describe it as a 'relatively small timber structure' when in fact it is excessive and measures over 82 feet wide and not compatible in size with the original dwelling.• The planning case makes a point that the land is 'immediately adjacent to the established extent of residential land to the west and north when in fact the land is actually surrounded on all four sides by agricultural land with the exception of the entrance to the footpath on

	<p>the north side which leads to the Manor House and the five bar gate on the west side which was only put in so the land had access for vehicles. Therefore, it does not create a 'logical extent to the village limits'.</p>
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8. Consideration of the Planning Issues

- 8.1 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 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 (2011-2028) and the Minerals and Waste Local Plan (2019).
- 8.2 The Core Strategy and Charnwood Local Plan are over 5 years old, and it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. Other than those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national guidance and as such that there is no reason for them to be given reduced weight.
- 8.3 Part i) of NPPF 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 generally nationally designated areas such as SSSI's, designated Local Green Space, AONBs and designated heritage assets.
- 8.4 The main planning considerations applicable to this application are considered to be:
- Principle of Development
 - Landscape & Visual Impact
 - Design
 - Impact on Residential Amenity
 - Ecology and Biodiversity
 - Heritage

9. Key Issues

9.1 Principle of the Development

- 9.1.1 The principle of development is guided by local plan policies Q6 of the Queniborough Neighbourhood Plan, Policies CS1 and CS11 of the Charnwood Core Strategy (2015) and saved policies CT/1 and ST/2 of the Borough of Charnwood Local Plan (2004). Policy CS1 of the Core Strategy outlines the development strategy for the Borough and the distribution of sustainable growth.

- 9.1.2 The site is located outside of the defined Limits to Development of Queniborough, as defined by saved Local Plan policy ST/2 and Q6 of the Neighbourhood Plan. The proposed development would not meet any of the specific exceptions as set out in Policy CT/1 for development outside limits to development. Policy CT/2 only applies when the proposal is acceptable in principle.
- 9.1.5 Policy CS11 of the Core Strategy and Q6 of the Neighbourhood Plan are also relevant as it is located in the countryside, and it requires new development to protect landscape character. These impacts are considered later in the report.
- 9.1.6 Emerging Local Plan policy is a material consideration. Emerging Local Plan Policy DS1 is relevant as it explains that areas are designated as Countryside as an integral part of the spatial strategy towards the objective of conserving and protecting the character of our towns and villages and the intrinsic character and beauty of the countryside.
- 9.1.7 The proposal does not accord with the development strategy set out in DS1 as the site is located outside limits to development and within the countryside defined by emerging policy C1 of the draft Local Plan. Policy C1 does support small scale new built development in very limited circumstances and where there would not be significant adverse environmental effects, but the development is not amongst those types the policy refers to.
- 9.1.8 Under the guidance of NPPF paragraph 48 it is considered that the emerging Local Plan is 'well advanced' having been subject to Examination and policies are consistent with the NPPF. However, Policy DS1 is contested and can therefore be given only limited weight whilst C1 can be afforded moderate weight.
- 9.1.9 The development is considered to be contrary to the policies of both the adopted and emerging Development Plan policies and therefore is considered to be unacceptable in principle.

9.2 Landscape and Visual Impact

- 9.2.1 Core Strategy Policy CS2 and saved Local Plan policy EV/1 seek to respect and enhance the landscape character of the area and the form of existing settlements and the open and undeveloped nature of the countryside. Policy CS11 of the Core Strategy seeks to protect the character of our landscape and countryside and reinforce sense of place and local distinctiveness. These policies generally accord with the National Planning Policy Framework and do not directly impact on the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.
- 9.2.2 Neighbourhood Plan Policy Q6 complements Core Strategy CS11 and its objective of protecting the character of the landscape and countryside. Policy Q14 of the Neighbourhood Plan, Design, provides criteria for design objectives which include integrating into surroundings and creating a locally inspired or otherwise distinctive character.

- 9.2.3 Emerging Local Plan Policy EV1 requires new development to protect landscape character and to reinforce sense of place and local distinctiveness and maintain separate identities of settlements. Emerging Local Plan Policy C1 aims to manage development in areas of Countryside to protect its largely undeveloped character, and its intrinsic character and beauty. These policies are at an advanced stage and were discussed at the hearing sessions in June 2022 and are consistent with the NPPF so can be given moderate weight.
- 9.2.4 The site is currently undeveloped, flat, and offers clear views of the landscape setting of Queniborough from the south. In this area that comprises the varied roofscape of the buildings forming Main Street and associated groupings, complemented by established trees. The site forms part of a wider, flat landscape before the land rises further to the south, with views generally available obstructed by occasional trees and hedgerow. This includes public views particularly from the bridleway I81A which is aligned north to the south just east of the site. Within this context the building will be prominent and will detract from both the landscape itself and the setting it forms of the settlement. This would not support the objectives of protecting landscape character and reinforcing sense of place and local distinctiveness and would be contrary to Core Strategy Policy CS11, Neighbourhood Plan Policy Q6 and emerging Local Plan Policies EV1 and C1.
- 9.2.5 The use of the land for domestic purposes has the potential to change its appearance, in terms of its condition, planting and the introduction of domestic paraphernalia. It is however well maintained at present and a condition could be applied to prevent the introduction of further structures.

9.3 Design

- 9.3.1 Policy CS2 of the Core Strategy requires new developments to respect and enhance the character of the area and saved policy EV/1 of the Local Plan supports development that is of a design, scale, layout and mass compatible with the locality and which uses materials appropriate to the locality. These policies generally accord with the NPPF and National Design Guide 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.
- 9.3.2 Neighbourhood Plan Policy Q14: Design advises that residential development that reflects the distinctive and traditional character of Queniborough will be supported unless the development is of exceptional quality or innovative design. It provides criteria or design objectives including integrating into surroundings and creating a locally inspired or otherwise distinctive character.
- 9.3.3 Emerging Local Plan Policy DS5 requires development to make a positive contribution to Charnwood by responding positively to local distinctiveness. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF. The policy can be given moderate weight.
- 9.3.4 The proposed building is not considered to be unattractive, showing a coherent design and strong symmetry centred around its central weather vane design feature. Materials are also considered to be of good quality and appropriate.

9.3.5 On this basis it is considered that, in strictly aesthetic terms, the proposal would be in accordance with the NPPF, National Design Guide, policies CS2 and CS11 of Charnwood Core Strategy and Q14 of the Neighbourhood Plan, EV/1 of Local Plan, and the Charnwood Design SPD. However, these policies also contain expectations for development to be respectful of and complementary to their surroundings and it is considered that the proposal is at variance with these policies and unacceptable in this respect (see above).

9.4 Ecology and Biodiversity

9.4.1 Policy CS13 of the Core Strategy seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. The policy supports development that protects biodiversity and geodiversity and those that enhance, restore or re-create biodiversity. The loss of features of biodiversity and geodiversity will only be supported in exceptional circumstances where the benefit of the development clearly outweighs the impact. Where there are impacts, the policy requires mitigation or compensation of equal or greater value, likely to result in a net gain in biodiversity. The NPPF states that planning decisions should minimise impacts upon and provide net gains for biodiversity.

9.4.2 Emerging policy EV6 of the Draft Local Plan seeks 10% biodiversity net gain and the protection and enhancement of habitats, species and networks. Emerging policy EV7 supports the retention of existing trees and new tree planting. Although the Environment Act 2021 makes provision for 10% biodiversity net gain, the relevant sections of the Act have not yet been brought into force to make it a legal requirement and is not currently required by national policy. Therefore, emerging Local Plan policy EV6 can be given only limited weight until the emerging policy is further progressed towards adoption.

9.4.3 Although it is anticipated that the site of the proposed building would be of limited biodiversity value, no information has been provided to quantify this, and no measures are proposed to compensate for its impact or to generate net gain. However, the site is very large and the building would occupy a small proportion, and as such it is considered that conditions could be applied to require such analysis and a consequential scheme for mitigation within the site.

9.4.4 Consequently, the proposal, subject to conditions to make up for any impact and secure net gain, can be made acceptable and would be able to comply with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy and emerging Local Plan policy EV6.

9.5 Impact on Residential Amenity

- 9.5.1 Policies CS2 of the Core Strategy and EV/1 of the Local Plan seek to protect the amenity of existing and future residents. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity. Saved policy EV/1 of Local Plan and policy CS2 of Core Strategy require high quality design that does not impact on the amenity of adjacent properties or create poor standards of amenity for future occupiers. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity is achieved.
- 9.5.2 Emerging Local Plan policy DS5 states that new development will be required to protect the amenity of people who live or work nearby and those who live in the new development. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF. The policy can be given moderate weight.
- 9.5.3 No objections have been received concerning overbearing, overlooking and overshadowing of existing properties, and it is considered that the building would be sufficiently distant and boundary treatment sufficiently strong, to prevent unacceptable impact in these terms. The use would be domestic and as such would not introduce a source of noise or nuisance unexpected in a residential environment.
- 9.5.4 Objection has however been registered with regard to disturbance during construction. Whilst this is not considered grounds to refuse permission conditions could be applied to control the hours of activity and prevent works at unsociable times.
- 9.5.5 On this basis it is considered that the development would be able to comply with the provisions of policies CS2 of Charnwood Core Strategy and EV/1 of Local Plan along with the NPPF, National Design Guidance, Emerging Local Plan Policy DS5 and the guidance set out in the Design SPD to protect residential amenity

9.6 Impact on mineral resources

- 9.6.1 The site is located within a sand and gravel Mineral Safeguarding Area. Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent non-mineral related development from potentially sterilising any mineral present within a Mineral Safeguarding Area.
- 9.6.2 The application is of a category exempt from safeguarding and is therefore satisfactory under the terms of Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, it is considered that the proposed development would not be in conflict with the relevant provisions of the National Planning Policy Framework, notably Paragraph 210.

9.7 Heritage

- 9.7.1 Policy CS14 of the Core Strategy (Heritage) seeks development to conserve and enhance historic assets in the Borough for their own value and the community, environmental and economic contribution they make, developments are expected to not only protect the assets, but also their setting.
- 9.7.2 Emerging Local Plan policy EV8 Heritage seeks to protect and enhance heritage assets, including non-designated heritage assets, and prevents harm to their significance and setting. Under the guidance of NPPF paragraph 48 it is considered that the emerging Local Plan is 'well advanced' having been subject to Examination and policies are consistent with the NPPF. Policy EV8 is largely uncontested and can therefore be afforded moderate weight.
- 9.7.3 Paragraph 199 of the NPPF states that when 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.
- 9.7.4 The site does not contain nor is it adjacent to any listed buildings, scheduled monuments nor is it within a Conservation Area. It is, however, immediately south of the Conservation Area boundary which follows the boundaries of Springfield Farm and Manor House Mews at this location. There are a number of designated heritage assets to consider:
- Manor House, 85 Main Street, Queniborough (Grade II Listed)
 - Church of St Mary, Main Street (Grade I listed)
 - Queniborough Conservation Area

There are a number of other Listed Buildings on Main Street, but these are not readily seen within the same visual context as the application site.

- 9.9.5 The main issues raised by the proposals are the potential impact on the setting to the Conservation Area and the potential impact on the setting to the Listed Buildings.
- 9.9.6 The Conservation Area Appraisal makes reference that the historic core of the settlement is still obvious within its historic landscape and largely unaffected by 20th Century development, and that the broad open aspect of the village, influenced by the fine plain in which it sits, are notable characteristics. The Manor House, together with other older properties nearby, form part of this historic core. As explained above, the building would be visible from the south and would intrude into the undeveloped setting referred to in the Conservation Area Appraisal. It is considered that the development would harm the historic landscape referred to, and therefore to the setting of the Conservation Area.
- 9.9.7 It is considered that this would amount to less than substantial harm to the setting of the Conservation Area which, under paragraph 202 of the NPPF, should be balanced against any public benefits. No such benefits have been identified and as such it is considered to fail in these terms.

- 9.9.8 Individually, it is considered that the listed buildings have strongly defined settings formed by their own boundaries and surrounding buildings and trees. It is not considered that the development would result in harm to them, or to their settings.
- 9.9.9 The proposal therefore fails to meet with the requirements of Policy CS14 of the Core Strategy and EV8 of the Emerging Local Plan, and relevant parts of the NPPF section 16, paragraphs 199 and 202.

10. Conclusion

- 10.1 The development sits outside the limits to development for Queniborough and is therefore contrary to policies ST/2 and CT/1 of the adopted Local plan 2004, CS1 of the Core Strategy 2015 and DS1 of the emerging Local Plan.
- 10.2 The development, owing to its position, is considered to harmful to the countryside and landscape and therefore contrary to policies CS11 of the Core Strategy, Q6 of the Queniborough Neighbourhood Plan and emerging Local Plan policies EV1 and C1. Whilst not unattractive, the building would not appear sympathetic or respectful of its surroundings and is therefore considered contrary to CS2 of the Core Strategy, Q14 of the Queniborough Neighbourhood Plan and emerging Local Plan policy DS5.
- 10.4 The site forms part of the setting of Queniborough Conservation Area and it is considered that by virtue of introduction of a highly visible and prominent building into the currently undeveloped landscape, this setting will be harmed. There are no significant public benefits arising and as such this harm is not justified.

11. Recommendation

It is recommended that the application is refused, for the following reasons:

1. The development sits outside the limits to development for Queniborough and is not a form of development identified as acceptable in a countryside location, therefore contrary to policies ST/2 and CT/1 of the adopted Local Plan 2004, CS1 of the Charnwood Local Plan Core Strategy 2015 and DS1 of the emerging Charnwood Local Plan 2021-37.
2. The development, owing to its position within a flat and open countryside would be a notable intrusion which would neither preserve the character of the countryside or assist sense of place or local distinctiveness. It is therefore considered harmful to the countryside and landscape and contrary to policies CS11 of the Charnwood Local Plan Core Strategy 2015, Q6 of the Queniborough Neighbourhood Plan 2021 and emerging Charnwood Local Plan 2021-37 policies EV1 and C1.
3. The building would not appear sympathetic to or respectful of its surroundings and is therefore considered contrary to CS2 of the Charnwood Local Plan Core Strategy 2015, Q14 of the Queniborough Neighbourhood Plan 2021 and emerging Charnwood Local Plan 2021-37 policy DS5.

4. The site forms part of the setting of Queniborough Conservation Area and it is considered that by virtue of introduction of a highly visible and prominent building into the currently undeveloped landscape, this setting will be harmed. There are no significant public benefits arising and as such this harm is not justified. The development is therefore contrary to Policy CS14 of the Charnwood Local Plan Core Strategy 2025, NPPF Paragraphs 199 and 202, and policy EV8 of the emerging Charnwood Local Plan 2021-37.

APPLICATION SITE

