

Item No. 1

Application Reference Number P/19/1574/2

Application Type:	Full	Date Valid:	25/07/2019
Applicant:	Mr Tom Brown		
Proposal:	Conversion of agricultural building to a dwelling with extension for store, porch and dormer windows.		
Location:	Longdale Warren Hill Newtown Linford Leicestershire LE6 0AL		
Parish:	Newtown Linford	Ward:	Forest Bradgate
Case Officer:	Deborah Liggins	Tel No:	01509 634733

This item is referred to Plans Committee at the request of Councillor Snartt who acknowledges the site is within the countryside and that the building would be extended, and may set a precedent for future applications.

Description of the Application Site

The property is a Swithland slate and stone former agricultural building located on the northern side of the street. The application site lies approximately 475m to the north-east of the Warren Hill/Sharpley Hill and Benscliffe Road junction and the existing building is slightly set down from the level of the adjacent carriageway to which it has a flanking side elevation. The land surrounding the site on three sides is rolling agricultural pasture land which falls away to a valley to the north-west of the application building. The site lies within the countryside and the Charnwood Forest Landscape Character Area. A gated vehicular access is recessed approximately 4m from the edge of the carriageway and leads to an existing concrete apron to the building which has, until recent times been used for agricultural purposes.

The building currently has mono-pitched dormers to the front and rear elevations and timber ground floor windows in the rear elevation. To the front is a series of half-glazed openings with 2 larger openings having been previously sealed up. A dilapidated wood and metal lean-to exists on the south-eastern side of the building and the exterior of the building is of a vernacular design in character with the Charnwood Forest area.

Background information

It is a very significant material consideration that the proposal follows two prior notification applications for residential conversion which were found to be acceptable under application P/17/0034/2 and a revised design, again under the Prior Notification procedure was accepted under application reference P/19/0433/2.

The Government published the revised National Planning Policy Framework (NPPF) in 2018 (more recently replaced by the 2019 NPPF) following the Housing White Paper in 2017 and the document represented the most significant change to planning policy since the original

NPPF in 2012. This was swiftly followed by the Ministry for Housing, Communities and Local Government (MHCLG) issuing a statement in March 2018 which advocated local communities should be given more options to convert agricultural buildings to homes in order to help meet rural housing needs.

The prior notification procedure was formally incorporated into planning legislation as Schedule 2, Part 3 and Class Q of the Town and Country Planning (General Permitted Development) (England) Order 1992 (as amended) and was originally introduced in 2014 and allowed agricultural buildings to be converted to up to 3 dwellings, where specific criteria were met. The prior notification procedure was incorporated into planning legislation as Schedule 2, Part 3 and Class Q of the Town and Country Planning (General Permitted Development) (England) Order 1992 (as amended)

Revised regulations came into effect on 6th April 2018 and, (as before), effectively allows the conversion of agricultural buildings to up to 5 dwellings on a single agricultural unit provided strict criteria are met.

There is now a body of case law, including High Court rulings, which shows local planning authorities were initially conflicted about the interpretation of the rules and what could be done in terms of the extent of alterations/rebuilding but this case law has provided clarity that in fact, extensive demolition and rebuilding, upgrading of utilities, installation of services and fenestration alterations can be carried out as 'permitted development'. Indeed, the revised regulations published in 2018 increased the footprint of the buildings which could be considered to benefit from the 'permitted development' from 450 sqm. to 465 sqm and the provisions combined now allow no more than 5 dwellings, again, provided all the criteria are met.

In each application under the 'prior notification' procedure, the local planning authority is extremely limited in the factors which it can consider and is simply allowed to check each proposal against the criteria embodied in planning law to ascertain if such conversion works would constitute 'permitted development'. Because of the nature and location of such rural sites, it is inevitable that they will lie in countryside locations, often remote from services and facilities and be in what would ordinarily be considered unsustainable locations. However, this is not a factor which can be considered. It is clear however, that the provisions do not allow for the extension of buildings as part of the conversion process and that such proposals would need to be the subject of applications for planning permission.

The site has been the subject of 2 applications under the 'prior approval' provisions. It was apparent in the more recent of these that the applicant desired a small extension but as this could not be acceptable under the Prior Notification legislation, this element was withdrawn from the prior notification procedure and this leads us to the application now before the Plans Committee. The principle of converting the building into a residential dwelling was established under the prior notification applications.

Description of the Proposals

As the conversion of the building to a dwelling has twice previously been found to be 'permitted development' this has been on the basis of the existing footprint. Whilst these prior notifications have not been implemented they remain extant. As the building has not

yet been converted the current application therefore seeks planning permission for the following elements

- the conversion and the extension of the building to a dwelling, including a defined residential curtilage (a new 1m high post and rail fence is already in place providing a potential garden depth of 5m). This element would include the re-use and modification of existing openings and all the internal works necessary to facilitate the conversion to a dwelling. A minor regrading, levelling and some re-turfing of the rear garden has already taken place but this is regarded to not amount to 'development' for the purposes of inclusion in the application proposal.
- the replacement of the existing mono-pitch dormer windows with new pitched roof dormers – because these are larger than the existing dormer windows, these elements could not be regarded as 'permitted development' under the prior notification procedure.
- the replacement of the existing lean-to with a new pitched roof externally accessed store finished in oak boarding and slate. The extension would have a footprint of 2.4m x 4.6m.
- a pitched roof canopy porch to the front (south-west) elevation. This would have a 1.2m projection from the building and would be 3m wide and would be an open sided structure.

The resultant property would be a modest 2 bedroom dwelling with bedrooms located on the ground floor with the kitchen and living room located upstairs to take full advantage of the extensive countryside views.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

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

Policy CS2 – High Quality Design requires 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 states that the Council will manage the delivery of at least 13,940 new homes between 2011 and 2028, seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area. The commentary relating to strategic housing needs states that "based on our projections for our population and household types, our evidence suggests that we need to increase the number of 2 bedroom homes" and "the low proportion of smaller homes available makes it difficult for older people who want to downsize, those on low incomes and benefits and younger people who want to find their first home. We need to increase the number of smaller and medium sized properties being built. Our community wants to see smaller houses and bungalows rather than flats and apartments, as these provide space for young families to grown and family to visit with older relatives." (paragraphs 5.6 and 5.7.)

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

Borough of Charnwood Local Plan

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

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

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.

Policy TR/18 – Parking in New Development indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 1.5 parking spaces for flat with 2 or less bedrooms. This would indicate an overall parking requirement for the proposed development of 7.5/8 spaces. The policy does however clearly state that these standards should be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Other material considerations

The Leicester and Leicestershire Strategic Growth Plan 2018

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

The Leicestershire Highways Design Guide (2018)

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

Landscape Character Assessment

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 in the 2008

Charnwood Forest Landscape and Settlement Character Assessment. The highly distinctive upland character contrasts with the lower lying nature of the surrounding landscape character areas. It is a landscape of mosaic pasture, frequent woodland and exposed hilltops of acidic grassland with rocky outcrops of ancient Precambrian volcanic and plutonic rocks with bracken and heath land. It is the most densely wooded area of the Borough with coniferous and deciduous woods and includes many wildlife areas and ancient semi-natural woodlands. Field boundaries of stone walls and large free growing hedges and there are strong rectilinear patterns of parliamentary enclosure fields and straight roads. Scattered settlements are often of local stone with steeply angled slate roofs.

The National Planning Policy Framework 2019 (NPPF)

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

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

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

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

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

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

Paragraph 59 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 61 sets out that the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

Paragraph 68 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 73 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.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) The development would re-use redundant or disused buildings and enhance its immediate setting;
- d) The development would involve the subdivision of an existing residential dwelling;
or
- e) The design is of exceptional quality as further explained in the NPPF.

Paragraph 109 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.

Chapter 12 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 130 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by

- Protecting and enhancing valued landscapes, site of biodiversity or geological value and soils;
- Recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and

other benefits of the best and most versatile agricultural land, and of trees and woodland.

- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- Minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

Planning Practice Guidance

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

The Crime and Disorder Act 1998

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

Supplementary Planning Documents

Leading in Design - provides guidance intended to encourage, promote and inspire a higher standard of design.

Relevant Planning History

P/17/0034/2 – Change of use from agricultural building to dwelling (Use Class C3) (Prior Notification) – the Prior approval of the Council was granted

P/19/0433/2 – Change of use from agricultural building to dwelling (Use Class C3) (Prior Notification) – the Prior approval of the Council was granted.

Responses of Statutory Consultees

Newtown Linford Parish Council comments that it is aware of the changes in government policy towards the conversion of agricultural buildings to dwellings but remain completely opposed to the proposal. The Parish Council considers that if planning permission is granted, it would set a precedent for residential dwellings on the undeveloped side of

Warren Hill and the large windows and Juliette balcony on the north west elevation would completely change the visual impact of the building from the footpaths through the plantations on Benscliffe Road. The larger dormer windows would have a similar effect. The Parish Council is also concerned about future development on this site, such as an associated garage or further increases to the footprint of the dwelling.

Other Comments Received

Councillor Snartt supports the comments of the Parish Council and has concerns that the proposal is tantamount to building in the countryside. The extension works are not regarded as being 'permitted development' and result in the external dimensions of the original building being exceeded. Councillor Snartt considers that because the building is in the open countryside, this may set a precedent for future applications, particularly given that the legislation states that there should be no increase to the dimensions of the original building.

No local residents have commented on the application

Consideration of the Planning Issues

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

1. Principle of Development
2. The design and impact on the countryside
- 3 Highways and Car Parking

Principle of Development

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

Policy CS1 outlines the development strategy for the Borough which seeks to direct development to sustainable locations which are serviced by a good range of facilities and public transport. Policy ST/2 of the Borough of Charnwood Local Plan also seeks to limit development to within defined settlement boundaries and whilst this policy is more than 5 years old, it still carries some weight. The review into settlement Limits which forms part of the emerging replacement local plan would still place the application site within the countryside, and although this document carries no weight at present, the restrictive approach would gather weight as the local plan progresses through its adoption stages. In these ways, the proposal would fail to comply with Policies CS1 and ST/2.

Policy CS11 of the Core Strategy and the relevant provisions of the National Planning Policy seek to resist isolated new homes in the countryside unless they have a strong relationship with the operational requirements of agriculture, horticulture, forestry or other land based industry and also contributes to a low carbon economy. The proposal would result in an open market dwelling which would not be required for agricultural purposes and in this way, the proposal would not accord with this element of Policy CS11.

However, a significant material planning consideration is the fact a dwelling could be created in this location using the Prior Approval legislation under Part Q of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as explained above. Indeed, such a Prior Approval has already been secured and could be implemented without regard for adopted restrictive policies. It is considered that this is an example of where a material consideration indicates that development should be considered favourably, contrary to the provisions of the development plan. For this reason, it is considered, on balance that the principle of the proposed dwelling is acceptable. It must be made explicit however that allowing development in such specific circumstances does not undermine or set a precedent for the application of the usual development plan policies elsewhere in the Borough or in the future.

The design and visual impact on the countryside.

The existing building is located in an elevated position in the wider landscape but at a lower ground level than the adjacent carriageway of Warren Hill. Since the earlier 'prior notification' determinations, the residential curtilage of the proposed dwelling has been defined by a 1m high post and rail (livestock) fence enclosing a modest garden area and this is considered appropriate for its rural location.

In terms of the alterations to the building, the proposal would, for the most part utilise existing openings in the elevations and the roof but existing dormers would be replaced with appropriately scaled pitched roof dormers with additional conservation style roof lights. The proposed extension to the south-eastern side of the building is considered to be of an appropriate scale and appearance – utilising roofing materials to match the existing building and oak boarding which would be a reference to its agricultural past. This extension would also sit lower than the adjacent roadway and the existing stone boundary wall would assist in screening all but its roof. It is considered that the resultant appearance of the building would retain its vernacular appearance and that the alterations to it under this application are appropriate in terms of scale and character. Although reference has been made to how future additions might impact the landscape and appearance of the property, these are not proposals currently before the plans committee and it is considered that the imposition of a planning condition, removing further permitted development rights to alter or extend would be appropriate in order to ensure that such additions are subject to formal applications for planning permission.

Given that significant fenestration alterations could be made to the building under the extant prior approval procedure (without the need for planning permission), it is considered that the proposed alterations are acceptable and would enhance the appearance and long-term maintenance of this attractive building in the Charnwood Forest.

In summary, it is considered that the proposal (given the significant fall-back position of the prior approval) would be in accordance with Policies CS2, CS11, and EV/1.

Highways and Car Parking

Although the Highway Authority has not commented on the application, standing advice such as the appropriate quantum of parking, access geometry and surfacing would relate to the proposal.

The proposed dwelling would have 2 bedrooms and the large existing yard to the front (south west) would provide more than ample car parking space to meet the current

standards of the Leicestershire Highway Design Guide. It is also considered that the proposed conversion to a dwelling would not result in residual cumulative impacts that would be severe or which would significantly harm the safe operation of the local highway network. The access is an existing one and no alterations are proposed to be made to it.

To refuse a planning application on highway safety grounds it must be demonstrated that there is severe harm caused by the proposal. The proposal is for a single 2 bedroom dwelling which would utilize a vehicular access previously used for agricultural traffic. It is unlikely that the proposal would lead to a significant increase in vehicular movements or that the proposal would lead to unsafe operation of the local highway network or result in severe cumulative residual highway harms as set out in Paragraph 109 of the NPPF. It is concluded that the proposal accords with national policy, and the tenet of local policy as enshrined in Policy TR/18 of the Borough of Charnwood Local Plan.

Conclusion

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

The design and impact of the proposed dwelling is considered to be acceptable in terms of the proposal's relationship with the wider landscape and there are no neighbours affected by the proposal. Accordingly, having regard to the above considerations, it is recommended that planning permission is granted conditionally.

RECOMMENDATION:-

Grant Conditionally

- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:500 scale block plan
Ordnance Survey site location plan
B/WH/02 - Proposed elevations and floor plans
REASON: To define the terms of the planning permission.
- 3 Only those materials specified in the application shall be used in carrying out the development hereby permitted.
REASON: To ensure the satisfactory appearance of the completed development.
- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order, with or without modifications), no enlargement, improvement or other alteration of the dwelling shall be carried out and no building, enclosure or other structure shall be erected within its curtilage.

REASON: The development is within the Charnwood Forest and within open countryside and the carrying out of development of this type may create difficulties in terms of the overall appearance and character of the area.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3, CS11 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies 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. The proposed development complies with the requirements of these policies.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal and 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 policies is insufficient to warrant the refusal of planning permission.
- 3 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.
- 4 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or recycle@charnwood.gov.uk, before the first property is completed.

