

Item No. 2**Application Reference Number P/19/2616/2**

Application Type:	Full	Date Valid:	15/01/2020
Applicant:	Mr P Palfreyman		
Proposal:	Erection of 15 metre high ball screen fence		
Location:	Syston Rugby/Football Club Barkby Road Queniborough Leicestershire LE7 3FD		
Parish:	Queniborough	Ward:	Queniborough
Case Officer:	Karen Brightman	Tel No:	01509 632520

This item is referred to Plans Committee as it has been called in by Councillor Grimley due to impact on the amenity of adjoining houses and public interest under part 12.12 of the constitution.

Description of the Site

The site forms part of an existing playing field complex, used for rugby, tennis and cricket, located to the south of Queniborough. The sports pitches are reached via an access drive from Barkby Road and are served by a small set of ancillary buildings including a clubhouse and cricket pavilion. The cricket pitch itself is located to the north of the complex immediately to the south of residential development at Green Hedge Lane and Spring Close.

Surrounding land uses are as follows:

Boundary	Adjacent land use
To the west	Club house, car parking and access
To the north	Residential development and gardens
To the south	Sports pitches
To the east	Tennis courts, car parking and open land

The site lies outside Development Plan Limits to Development for the village as does the relatively new housing development to the north. It is anticipated that the limits to development will be revised to include the housing development within the forthcoming Local Plan but that the cricket ground will remain outside them. The site itself is allocated as open space for outdoor sports and recreation within the Development Plan. There are no other policy constraints, including heritage designations, which apply to the site.

Description of the Application

The proposal is to erect a 15m high fence, to protect residential properties from cricket balls, close to the northern boundary of the site. This fence would be 110m in length and would run from the rear of 12 Spring Court along the back of 15 properties ending

at 23 Green Hedge Lane. It would be situated 2m south of an existing footpath that passes to the rear of the gardens to these properties.

The fence would be of a rigid netting construction supported by painted metal poles and galvanised cross wires at 3m intervals. Whilst the drawings indicate that the netting would be black it is also possible to provide white or green netting. The posts can be painted any standard colour.

The application seeks to address an area of conflict that has arisen between residents with gardens and property which border the cricket ground. During the cricket season there have been difficulties with cricket balls entering gardens and hitting property. This has resulted in damage and has prevented residents from enjoying their gardens in peace during the summer months. There is an existing net in place funded via the section 106 legal agreement for the housing development, (see planning history below). Initially this was proposed to be 10m high but the height of it was reduced following concerns about visual amenity for residents. The reduction to 8m was believed to provide sufficient mitigation and this was accepted by both the Cricket club and the Council at that time. However, this height and the less than robust nature of the netting has proven to be inadequate to prevent this harm. Due to procedural changes the current proposal has now been informed by an independent risk assessment which states a mitigation system of approximately 15-16m high would be a sensible solution to the current problem.

The application seeks approval of the following documents and plans:

- Unnumbered/named plan showing the location of the fence and posts (received 6th January 2020)
- Scaled elevation A- A A007 by Foresport Fencing
- Elevation A- A A005 by Foresport Fencing
- Intermediate Post Foundation – section A006 by Foresport Fencing

It is supported by the following material:

- Queniborough CC – Boundary Risk Assessment LSUK.19-0819
- Foresport Fencing Quotation NH111819
- 3D visualisations A001 - A004

Development Plan Policies

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

The following policies are relevant to this application:

Policy CS2 – *High Quality Design* – requires new developments to produce high quality design which responds positively to its context. The policy states new development should respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access

arrangements. The policy also requires new development to protect the amenity of people who live and work nearby.

Policy CS11 – *Landscape and Countryside* - requires new development to support and protect landscape character and the countryside.

Policy CS12 – *Green Infrastructure* – delineates the area on the opposite side of Barkby Road as an area of local separation but does not extend to the application site.

Policy CS13 – *Biodiversity and Geodiversity* – seeks to conserve the natural environment and supports development which protects, enhances or restores biodiversity.

Policy CS15 – *Open Spaces, Sports and Recreation* – seeks to meet strategic open space needs across the Borough. To achieve this it includes provision to retain open spaces and facilities unless they are surplus to requirement, to support development which contributes to sports provision and to secure long term management plans for existing and new facilities.

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

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

The saved policies relevant to this proposal include:

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

Policy EV/1 – *Design* - seeks to ensure a high standard of design 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.

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) improve facilities for recreation, or leisure uses.

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.

Material considerations

The National Planning Policy Framework (NPPF 2019)

The NPPF sets out the government's view of what sustainable development means in practice for the planning system. 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 – This section sets out that planning decisions should enable healthy lifestyles for example through the provision of safe and accessible sports facilities and using an integrated approach with other land uses. Particular reference is made within paragraph 95 to the promotion of public safety although this generally is concerned with natural and malicious hazards of a more strategic nature.

Section 11 – Making effective use of land – This section supports the effective use of sites which provide community facilities.

Section 12 – Achieving well designed places – This section supports the creation of high quality buildings and places. Generic criteria are set out including ensuring the importance of achieving the optimum potential of sites to sustain an appropriate amount and mix of development and the need to create safe inclusive places.

Section 15 – Conserving and enhancing the natural environment – This section advises that planning decisions should recognise the intrinsic character and beauty of the countryside and minimise impacts on biodiversity.

Planning Practice Guidance

This supports advice within the NPPF and, amongst other things, recognises green infrastructure as a major determinant of health and wellbeing. It supports the creation of resilient places where safety and security are incorporated into design.

Landscape Character Assessment

The Borough of Charnwood Landscape Character Assessment 2012 places the site within the Wreake Valley character area. It falls within the western part of this which is recognised as being more urban in character. Fragmentation of landscape features around the larger settlements in the west, (such as Queniborough), are recognised.

National Design Guide

This document sets out advice relating to the 10 characteristics that give a place its physical character, create community and influence climate. These characteristics are context, identity, built form, movement, nature, public spaces, uses, homes & buildings, resources and lifespan. For each characteristic advice is offered along with good practice examples and future suggestions.

Design Supplementary Planning Document (January 2020)

This adopted guidance provides advice to support the Charnwood Local Plan Core Strategy. The document sets out 6 design principles for Charnwood aimed at achieving the Council's vision for high quality design. These are:

- Respecting and enhancing local character
- Providing attractive and well managed public and private spaces
- Well connected legible streets and spaces
- Creating multi-functional, safe and inclusive places
- Adapting to climate change
- Protecting the amenity of existing and future occupiers

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.

Emerging Charnwood Local Plan 2019 – 36

This document will replace the current Development Plan once it is adopted. It includes policies requiring high quality design and protecting sports facilities. It is also likely that settlement boundaries within the vicinity of the application site may change to include new housing and commitments. As it is relatively early in the adoption process it can only be afforded very limited weight.

Relevant Planning History

The following table sets out planning history relevant to the proposal:

Ref.	Description	Decision	Date
P/14/0708/2	Outline for the erection of 165 dwellings	Granted	10/03/15
<i>Notes</i> This application was for the entire housing development to the north of the site. It included an obligation within the section 106 legal agreement to pay a cricket net contribution of £21,795 toward protecting the dwellings from cricket ball damage.			
P/15/1799/2	Reserved Matters for 64 dwellings	Granted	16/02/16
<i>Notes</i> This application concerned the detail of the units to the west of Spring Close.			
P/16/1390/2	Erection of an 8 metre high ball stop net	Granted	25/08/16
<i>Notes</i> This application was a full planning application for the erection of netting to be erected by the Cricket Club on receipt of the section 106 monies. It should be noted that the net was reduced from 10m in height during the process of the application. This was following concerns over residential amenity and on the understanding that this height would be sufficient.			
P/16/2090/2	Reserved matters for 101 dwellings	Granted	21/02/17
<i>Notes</i> This application concerned the detail of the units to the east of spring Close that directly adjoin the proposed fence.			

Responses of Consultees

The table below sets out a summary of 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
Sport England	Does not raise an objection to the application. This is because the proposed development is considered to fall under the category of an ancillary facility that supports the principal use of the site as a sporting facility without prejudicing it. The English Cricket Board have contributed to the response from Sport England and states that the risk assessment is accurate and that a removable structure would not be a practicable solution.
Queniborough Parish Council	Has no objection to the application
Environment Agency	As the site lies within flood zone 1 there are no fluvial concerns. No further comment is offered.

Other Comments Received

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

Address	Response
2 Spring Court	Objects to the application. The installation of permanent fence would be overbearing and lead to loss of sunlight as it is due south.
19 Green Hedge Lane	Objects to the application. The scale of the proposal and its proximity to dwellings will lead to loss of sunlight and daylight. The posts are unsightly and positioning unclear. The permanency of the structure is also considered detrimental. Safety of the posts during high winds is raised.
17 Green Hedge Lane	Objects to the application. Due to proximity the fence will lead to a loss of amenity and be overbearing. There is a post central to the outlook of this property. Concerns are expressed about safety in high winds and regarding noise from wind or balls hitting the fence. The fence will also prevent wildlife from accessing the hedgerow. In an additional response it is pointed out that the cricket club have failed to meet the conditions attached to the original consent.
17 Green Hedge Lane (2 nd occupant)	Objects to the application. This is higher than the fence which was reduced due to impact on residential amenity. It is pointed out that the cricket club have failed to meet the conditions attached to the original consent.

Mr Szopa (address not stated)	Objects to the application. Queries need due to distance. Due to its height the fence will have an overbearing impact and lead to loss of light.
6 Spring Court	Objects to the application. Due to its height and orientation the fence will have an overbearing impact and lead to loss of light. This will also impact on the hedge and the wildlife that it supports.
10 Spring Court	Objects to the application. Due to the height of the fence and the short rear garden the fence will be overbearing and lead to loss of light. A retractable net similar to the existing one is suggested.
8 Spring Court	Objects to the application. Due to its height and orientation the fence will have an overbearing impact and lead to loss of light. The noise of balls hitting the net is also raised.
8 Spring Court (2 nd occupant)	Objects to the application. Due to its height the fence will have an overbearing impact. Questions the need as there have been no impacts on this property.
15 Green Hedge Lane	Expresses concern regarding the potential loss of light due to the netting being too close knit. Due to proximity overbearing impact is a concern. A retractable net is suggested.

Consideration of the Planning Issues

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

- The principle of the development
- Character and appearance
- Impact on residential amenity
- Impact on biodiversity
- Sports provision
- Safety

The principle of the development

The site is located outside existing limits to development in the Development Plan and accordingly lies within open countryside. It is, however, within an area that is allocated as open space for outdoor leisure and recreation. Policy CT/1 supports uses which improve facilities for recreation or leisure, subject to the proviso that they are suitable in scale and nature and that there would be no significant adverse environmental impact. Policy CT/2 states that development which is acceptable in principle, (meets CT/1), will be permitted where it would not harm the character and appearance of the countryside. The Core Strategy in policy CS11 requires development to reflect the character of the landscape and countryside.

The proposal itself would improve facilities for an existing leisure use, in that it would remove an area of existing conflict with neighbouring housing which is threatening the viability of the facility. In this respect providing the proposal is not harmful to the

character of the area or countryside it can be considered to be acceptable in principle. The impact on character and appearance is discussed in the following section of this report.

Character and appearance

As summarised above relevant Development Plan policies require new development to respect the surrounding landscape and countryside context. Policies CS2 and EV/1 also require development to be of a high-quality design that reflects its context, irrespective of whether it is within the countryside location or not.

The proposal would be located within an area that lies on the edge of Queniborough and where the Landscape Character Appraisal for the Wreake Valley notes a more urban character and landscape fragmentation. There are surrounding sports uses, including a wide range of associated buildings, some of which are relatively large.

The proposed fencing is relatively tall, (15m), and can be viewed from the playing fields themselves and the footpaths that pass through them. However, it is located within the urban fringe context set out above and close to existing residential properties. It would be viewed against the backdrop of these properties and its nature means that it would not be opaque which would aid in this visual assimilation. Additionally, although it would be taller than adjacent sports field structures, (the tallest are 10m floodlights), it would nevertheless sit within a context that includes several other structures.

Given this, it is not considered that the proposal would be harmful to landscape character or the countryside. This means there is no conflict with development policies CT/1, CT/2 or CS11.

The impact of the proposal on the character of the adjacent residential area also stands to be considered. Properties to the north are traditional two storey brick built dwellings with pitched roofs. Relatively small gardens bounded by hedging and close board fencing directly adjoin the site.

The height of the fence and its proximity to the housing means that it would be visible from those properties that are close to it and from surrounding roads that serve these properties. The fence is not typical of a traditional residential environment and in this respect does not immediately reflect this context. However, given that it marks the edge of the residential area and the transition between this and the open space to the south this lack of context is significantly reduced. As outlined above the structure is not out of context in terms of the open space that it sits within. Additionally the relatively “light” design supported by appropriate detailing of materials would further mitigate this.

Accordingly the proposal is also considered to comply with the provisions of development plan policies CS2 and EV/1.

Impact on residential amenity

Policies CS2 and EV/1 also require the amenity of existing residents to be considered. Residents living close to the proposal raise concerns relating to loss of light, overbearing impact and noise as a result of the proposal.

These impacts are assessed in turn in the table below:

Impact	Assessment
Light	<p>The proposed fence is located close to the rear of properties on Green hedge lane and Spring Court. Due to the small garden sizes of these properties it would fall within 10 -12m of these properties and is due south of them. If a traditional 25 degree assessment, (as set out in the Council's adopted design Supplementary Planning Document), were to be used this would reveal a material loss of both sunlight and daylight to the rear elevations of these properties. However, it is important to take the non opaque nature of the fence into account in making this judgement. The mesh of the fence would allow significant amounts of light to pass through it which have a much lesser impact than a solid structure. The colour of the netting could also be chosen to reflect rather than absorb light which would aid in this respect. The supporting poles are solid but are relatively thin, (0.3m), and could be positioned so that direct shadowing is reduced. Whilst it could not be argued that there would be no impact on light; with the use of appropriate materials and with careful positioning of the poles any harm would be mitigated to acceptable levels.</p>
Overbearing impact	<p>As with lighting the proximity of the fence to the rear elevations of properties and their gardens gives rise to concerns regarding overbearing impact. Again this could be mitigated, to an extent, by way of the use of lighter materials, and by positioning poles at the boundary between properties rather than in direct view. This mitigation would reduce this particular impact on amenity but it would nevertheless remain material and this must be factored into the planning balance.</p>
Noise	<p>Residents has expressed concern on two counts; the noise of balls hitting the netting and the noise of wind passing through and around the structure.</p> <p>As the frequency of balls reaching the boundary, (and hitting the netting), would not be increased by the proposal it would be difficult to refuse planning permission on the first of these two grounds. Those balls that do reach and hit the netting would have either created the same noise impact on hitting the existing net or have passed over it and caused damage along with potential noise.</p> <p>The applicant has advised that noise levels from the netting itself would be minimal. The nets are made of soft material and are fastened in place within a tracking system to prevent them from flapping about and causing noise. The noise issue would only occur if the rope lanyards were left unsecured Outside this there are no other materials within the structure that would cause a noise issue.</p>

To conclude it is not considered that there would be a material increase in harm to amenity in terms of light or noise but it is acknowledged that there would be some harm in terms of overbearing impact. This latter point means there is a small element of conflict with policies EV/1 and CS2 that must be weighed in the planning balance.

Impact on biodiversity

Policy CS13 requires development to protect, enhance or restore biodiversity. Concerns have been expressed that the proposed net could be harmful to the adjacent hedgerow by way of preventing access to it and due to shading.

The existing net performs a similar function at low level, however, there is evidence that it has suffered some damage which may allow wildlife to become entangled in it. The proposed fence would remove this concern but it would provide a permanent barrier which could be harmful to biodiversity. There is no phase 1 survey for the site submitted but it is highly likely that the hedgerow is used for foraging and commuting as it connects to a series of hedgerows and open land beyond. However, the ecological value of the cricket field itself is likely to be low and activity is therefore likely to follow a linear pattern rather than involve movements between the pitch and hedge. For this reason it is not considered that there would be an adverse impact on this habitat in terms of ecological permeability.

With regard to the latter point, the non opaque nature of the fence means that any shading would be minimal and would not harm the hedgerow or the habitats it supports. There is, however, a need to ensure that the foundations for the posts would not cause harm to the hedgerow. Given the distance in excess of 2m from the hedge and the presence of similar posts the same distance away it is not considered that any impact on the hedge would occur.

For these reasons it is not considered that the proposal would conflict with policy CS13 .

Sports provision

Policy CS15 seeks the retention of sport and recreation facilities, supports development that contributes to sports provision and seeks the long term management of such facilities.

The proposal has been submitted as an attempt to overcome the difficulties outlined earlier in this report, (see under “description of the application”). Without an appropriate ball stop measure in place it is understood, from the club, (and ratified by the England Cricket Board), that the facility may be forced to close. Alternative measures have been extensively explored including the relocation of the cricket square and moveable netting solutions. These options have all raised obstacles in terms of cost, timing or practicality that cannot be overcome.

Although definitive loss of the sports facility cannot be proven it is reasonable to predict that the current use cannot continue without a solution to the situation outlined. The exploration of solutions appears to have been carried out in a robust manner and the cost, timing and practical concerns are all realistic. For this reason it must be assumed that without the current solution there is a significant prospect that the use may cease.

This loss of an existing sport facility would be counter to the provisions of policy CS15. Additionally the introduction of a measure that supports the facility and contributes to its resilience is directly supported by CS15. This needs to be afforded weight within the planning balance.

Safety

Policy CS2 seeks the provision of well managed and safe public and private spaces.

There is evidence that the existing situation is prejudicing the safety of residents particularly when they are using their gardens. This risk may also be present for people using the footpath that lies between the housing and the ground. The Risk Assessment submitted with the application confirms that the current netting is too low and that for the majority of balls to remain contained netting of 15-16m in height needs to be installed to the northern boundary. This is based on a thorough assessment of likely velocity, angle and height. The report averages these results for a mix of community and professional level cricket based on the current known scenario. This mitigation would not completely remove the risk of balls landing beyond the boundary of the pitch but would significantly reduce the frequency of this happening resulting in a far safer environment.

Residents have raised concern about the safety of the resultant structure particularly in high wind. It is understood that construction of the posts is robust and that they would withstand wind speeds of 115mph. The nets themselves are designed for speeds of 70mph although this would significantly decrease to 35mph if a demountable system is used. This latter safety point means that retractable nets, whilst less harmful to amenity, would not represent as safe a solution.

The proposal would accordingly comply with this element of development plan policy CS2 and the advice within the National Planning Policy framework.

Planning Balance and Conclusion

The application is a finely balanced one. The proposal would be acceptable in principle given there would be no material adverse impact on the countryside or landscape character. However, there would be some material impact on the amenity of nearby residents as a result of the overbearing impact of the structure due to its scale and proximity to the houses. This could be partially mitigated by way of design but would nevertheless remain to some degree and this would need to be balanced within the planning decision. There would be a smaller impact in terms of loss of light and the development would fail to enhance the character of the surrounding residential area although it is considered by officers that the proposal would not be materially harmful in this respect of these two issues.

There would be a neutral impact on ecology as the proposal would not lead to loss of biodiversity or habitat.

Balanced against this the proposal would aid in the retention of an existing well used sports facility. It would enhance this and make it more resilient for the future. This point gains substantial weight from the support given in national guidance to the importance

of greenspace and sports facilities for health and well being. Additionally the fencing would remove a strong safety concern and allow for the creation of safer public and private areas for residents to enjoy. For these reasons, on balance it is recommended that planning permission be granted, subject to the conditions listed below;

RECOMMENDATION:-

Grant subject to the conditions listed below.

<p>1. 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>
<p>2. Within 1 month of the fence, hereby permitted, being erected the existing net and posts shall be removed. In the event the existing nets are removed prior to the new fence being erected no cricket matches shall be played until the new fence is erected and fully functional.</p> <p>REASON: It is important to ensure that there is ball strike mitigation in place to protect nearby residents and that there is not a period where none exists and cricket is being played. This condition is to ensure compliance with elements of development plan policy CS2.</p>
<p>3. The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • Unnumbered/named plan showing the location of the fence and posts (received 6th January 2020), (with the exception of the position of the post which is to be controlled by condition 3 below) • Scaled elevation A- A A007 by Foresport Fencing • Elevation A- A A005 by Foresport Fencing • Intermediate Post Foundation – section A006 by Foresport Fencing <p>REASON: To define the terms of the planning permission.</p>
<p>4. Notwithstanding condition 2, no development shall commence until a revised plan showing the supporting posts repositioned so that they align with property boundaries, (this may involve additional posts), has been submitted to and approved in writing by the Local Planning Authority. The posts shall be erected in accordance with this revised plan only and thereafter so retained.</p> <p>REASON: Alignment of the posts with the boundaries of adjacent properties is an important mitigation measure to reduce the impact on visual amenity and ensure the proposal complies as fully as possible with policies CS2 and EV/1 of the Development Plan. The condition requires approval prior to commencement because it involves changes to the submitted detail which must be agreed before construction starts.</p>
<p>5. No development shall commence until details of the colour of the net, supporting wires and posts have been submitted to an agreed in writing by the Local Planning Authority. The structure shall be finished in these approved colours and thereafter so retained in this form.</p>

	<p>REASON: The use of lighter colours is an important mitigation measure to reduce the impact on visual amenity and ensure the proposal complies as fully as possible with policies CS2 and EV/1 of the Development Plan. The condition requires approval prior to commencement because it involves finalisation of detail which much must be agreed before construction starts.</p>
6.	<p>Within 1 month of installation of the proposal a schedule for the maintenance of the structure shall be submitted and approved in writing by the Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • A programme for regular inspection of the structure, including the posts, and the responsible body • A programme for any repair work, including who will be responsible for organising this work • A programme for repainting the posts • An undertaking to regularly check the tension within the rope lanyards. <p>The proposal shall be maintained in accordance with the approved schedule of maintenance thereafter.</p> <p>REASON: It is important that the structure is regularly inspected and maintained to ensure that impacts on visual amenity are mitigated and to optimise the safety benefits of the proposal. Additionally there is a need to ensure that the structure itself remains safe given its proximity to residential properties. This condition will ensure compliance with policies CS2 and EV/1.</p>

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2, CS11, CS12, CS13, CS15 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies ST/2, EV/1, CT/1 and CT/2 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
- 3 Discussion with the applicant to seek an acceptable solution informed this decision. The Local Planning Authority has therefore acted proactively 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

