

Decision under Delegated Powers

Officer Requesting Decision

Development Management Group Leader

Officer Making the Decision

Head of Planning and Regeneration

Recommendation

That the following recommendations set out on page 11 and 12 of the attached report for planning application P/20/0272/2 be approved:

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:
1:1250 scale site location plan
Unnumbered floor plan received on 10th February 2020

REASON: To define the terms of the planning permission.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2, CS3, CS4, CS16 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1 and TR/18 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 and it does not fully accord with current car parking standards, the degree of harm that might be caused to highway safety 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.

Reasons

To take action in relation to a matter which would otherwise have been submitted to the Plans Committee.

The attached report sets out the planning justification for the decision.

Authority for Decision

Delegation of Council functions - Section 8.2 of the Constitution states that the Chief Executive, Strategic Directors and Heads of Service can take such action as is required in the case of an emergency or urgency subject to:

- (i) consultation with the Mayor, the Chair of the relevant committee, or, in the Chair's absence, the Vice-Chair;
- (ii) consultation with the Chief Executive and relevant Strategic Directors in each case; and
- (iii) a report on the action taken being made to the next meeting of the Council or relevant committee, as appropriate.

Decision and Date



15 April 2020

Background

Planning application P/20/0272/2 falls outside the scope of the delegations to the Head of Planning and Regeneration. It would therefore normally have been considered by the Plans Committee. The Coronavirus pandemic resulted in the meeting of the March Plans Committee being cancelled and there is therefore no means of determining the planning application prior to the end of the statutory time period on 16th April 2020. The current circumstances constitute an emergency and the use of delegated powers are therefore appropriate. In accordance with the Constitution the required consultation has been undertaken and the matter will be reported to the Plans Committee as the relevant committee in due course.

The planning background is set out in the attached report.

Consultation with the Mayor, the Chair of the relevant Committee, or in their absence the Vice Chair

Both the Mayor and the Chair of the Plans Committee have been consulted on planning application P/20/0272/2 and are content with the recommendations set out on page 11 and 12 of the report.

Consultation with Chief Executive and relevant Strategic Director(s)

Consultation has been effectively concluded via the Council's COVID-19 organisational response to the pandemic. The Chief Executive and all Directors have concluded that the recommendations of this report are both necessary and urgent.

Financial Implications

None

Risk Management

No specific risks have been identified with this report.

Background Papers:
Contained in the planning file