Date: 2 March 2009

To: All Members of the Planning Committee

Mr R Mayne (Chairman) Mr WJ Crooks Mr K Nichols Mr DW Inman (Vice-Chairman) Mrs A Hall Mr LJP O'Shea Mrs M Aldridge Mr P Hall Mr BE Sutton Mr JG Bannister Mr CG Joyce Mr R Ward Mr CW Boothby Dr JR Moore Mrs BM Witherford Mr K Morrell Mr JC Bown

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor

There will be a meeting of the **PLANNING COMMITTEE** in the Council Chamber, Council Offices, Hinckley on **TUESDAY**, **10 MARCH 2009** at **6.30pm**, and your attendance is required.

The agenda for the meeting is set out overleaf.

There will be a pre-meeting at 6.00pm in the Members' Room (Annexe) to inform Members of any late items.

Yours sincerely

Pat Pitt (Mrs)

Corporate Governance Officer

P. 1. Pia

PLANNING COMMITTEE 10 MARCH 2009 A G E N D A

1. APOLOGIES AND SUBSTITUTIONS

RESOLVED 2. MINUTES

To confirm the minutes of the meeting held on 10 February 2009 attached marked 'P54'.

3. <u>ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL</u> CIRCUMSTANCES

To be advised of any additional items of business which the Chairman decides by reason of special circumstances shall be taken as matters of urgency at this meeting.

4. <u>DECLARATIONS OF INTEREST</u>

To receive verbally from members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.

5. QUESTIONS AND PETITIONS

To hear any questions and to receive any petitions in accordance with Council Procedure Rules 10 and 11.

6. DECISIONS DELEGATED AT PREVIOUS MEETING

Director of Community and Planning Services to report on any decisions delegated at the previous meeting which had now been issued.

RESOLVED 7. TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

Schedule of planning applications attached marked 'P55' (pages 1 - 50).

RESOLVED 8. DRUID STREET, NEWBOLD VERDON AND SHACKERSTONE CONSERVATION AREA STATEMENTS & MANAGEMENT PLANS

Report of the Director of Community and Planning Services attached marked 'P56' (pages 51 - 81).

RESOLVED 9. APPEALS LODGED AND DETERMINED

Report of the Director of Community and Planning Services attached marked 'P57' (pages 82 – 83).

RESOLVED 10. APPEALS PROGRESS

Report of the Director of Community and Planning Services attached marked 'P58' (pages 84 – 86).

RESOLVED 11. ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIRMAN DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY

RESOLVED 12 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

To consider the passing of a resolution under Section 100A(4) of the Local Government Act 1972, excluding the public from the undermentioned item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 2 and 10 of Part I of Schedule 12A of the Act.

RESOLVED 13. PLANNING ENFORCEMENT ACTION

Report of the Director of Community and Planning Services attached marked 'P59' (pages 87 – 109).

NOTE: AGENDA ITEMS AGAINST WHICH THE WORD "RESOLVED" APPEARS ARE MATTERS WHICH ARE DELEGATED TO THE COMMITTEE FOR A DECISION. OTHER MATTERS ON THIS AGENDA WILL BE THE SUBJECT OF RECOMMENDATIONS TO COUNCIL.

REPORT NO P54

PLANNING COMMITTEE 10 FEBRUARY 2009 AT 6.30 PM

PRESENT: MR R MAYNE - CHAIRMAN

MR DW INMAN - VICE-CHAIRMAN

Mrs M Aldridge, Mr JG Bannister, Mr CW Boothby, Mr JC Bown, Mr WJ Crooks, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Morrell, Mr K Nichols, Mr LJP O'Shea, Mr BE Sutton, Mr R Ward and Mrs BM Witherford.

Officers in attendance: Mrs T Darke, Ms L Forman, Miss R Owen, Mr TM Prowse, Mr M Rice and Mr B Whirrity.

393 MINUTES (P50)

It was moved by Mr Nichols, seconded by Mr Crooks and

<u>RESOLVED</u> – the minutes of the meeting held on 13 January 2009 be confirmed and signed by the Chairman.

394 <u>DECLARATIONS OF INTEREST</u>

No interests were declared at this stage.

395 <u>DECISIONS DELEGATED AT PREVIOUS MEETING</u>

The Director of Community and Planning Services reported that with regard to application 08/00977/FUL which had been considered at the previous meeting, the decision had now been issued.

396 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P51)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Director of Community and Planning Services.

(a) 08/00553/FUL – Creation of Canal Boat Marina with associated car parking, landscaping and aquatic wildlife area, Land at junction of Wellsborough Road and Congerstone Lane, Market Bosworth – Mr and Mrs Trivett

It was moved by Mr Nichols, seconded by Mr O'Shea and

<u>RESOLVED</u> – subject to the objection from Natural England being withdrawn and the highway issues being resolved, the

Director of Community and Planning Services be granted powers to issue planning permission subject to the conditions contained within the officer's report and late items. Failure to remove the objection and resolve the highway issues by 3 March 2009 may result in the application being refused.

(b) <u>08/01146/FUL – Erection of agricultural building, Forest Hill Farm,</u> Leicester Lane, Desford – Mr G Preston

On the motion of Mr Crooks, seconded by Mr Boothby, it was

<u>RESOLVED</u> – the application be approved subject to the conditions contained in the officer's report.

(c) <u>08/01149/FUL – Erection of Grain Store, Hall Farm, Main Street, Sutton Cheney – Mr FOS Wynne</u>

It was reported that this application had been withdrawn.

(d) <u>08/01166/FUL – Erection of 5kw ISKRA AT5-1 Wind Turbine, William Bradford Community College, Heath Lane, Earl Shilton – William Bradford Community College</u>

It was moved by Mr O'Shea, seconded by Mrs Aldridge and

<u>RESOLVED</u> – the application be approved subject to the conditions contained within the officer's report.

(e) 09/00003/LBC – Works to windows/openings (including replacement) flat roof covering upgrade, lightning protection, brickwork and timber cleaning and removal of redundant building services, Atkins Bros Ltd, Lower Bond Street, Hinckley – Hinckley & Bosworth Borough Council

On the motion of Mr Nichols, seconded by Mr Crooks, it was

<u>RESOLVED</u> – powers be delegated to the Director of Community and Planning Services to refer the application to the Secretary of State following the expiry of the consultation period and resolution of matters that may arise, in accordance with Regulation 11 of the Town and Country Planning General Regulations 1992 (1492).

397 ORTON ON THE HILL AND OSBASTON CONSERVATION AREA STATEMENTS AND MANAGEMENT PLANS (P52)

Members received a report which presented the Conservation Area Statements and Management Plans for the conservation areas in the villages of Orton on the Hill and Osbaston.

Members supported the report and expressed their thanks for officers' hard work with regard to monitoring and enforcement in conservation areas.

It was moved by Mr Nichols, seconded by Mr O'Shea and

RESOLVED -

- (i) the report be endorsed;
- (ii) Council be RECOMMENDED to:
 - (a) adopt the Conservation Area Statements and Management Plans as Planning Guidance;
 - (b) delegate the adoption of three further Conservation Area Statements and Master Plans to the Planning Committee on 10 March 2009.

398 APPEALS – PROGRESS (P53)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached.

It was moved by Mr O'Shea, seconded by Mr Crooks and

RESOLVED – the report be noted.

(The meeting closed at 7.55pm)

PLANNING COMMITTEE AGENDA - 10 March 2009 - NUMERIC INDEX

REF. NO.	APPLICANT	SITE	ITEM	PAGE
08/00981/FUL	Mr Michael Pickering	Unit 1 Land Society Lane Earl Shilton Leicester Leicestershire	01	01
08/01049/FUL	Mr Tony Porter	Top Range Motors Ltd 2A Stapleton Lane Barwell Leicester Leicestershire	02	04
08/01123/FUL	Cawrey Limited	Pear Tree Farm Ratby Leicester Leicestershire LE6 0LN	03	14
08/01144/FUL	Mr Calcott	Elmsdale 23 Ratcliffe Lane Sheepy Magna Atherstone Leicestershire	04	24
09/00006/FUL	Burbage Parish Council	Millennium Hall Britannia Road Burbage Hinckley Leicestershire	05	28
09/00012/DEEM	Mr Alex Jones HBBC	Langdale Recreation Ground Hinckley Leicestershire	06	32
09/00013/DEEM	Mr Alex Jones HBBC	Clarendon Park Playing Fields Coventry Road Hinckley Leicestershire LE10 0NQ	07	35
09/00029/FUL	Trafford Knitwear	Common Farm Barton Road Carlton Nuneaton Leicestershire	08	39
09/00072/FUL	Mr Anthony Brown	16 Johns Close Burbage Hinckley LE10 2LY	09	44
09/00076/FUL	Burbage Parish Council	Woodland Avenue Play Area Burbage Leicestershire	10	48

REPORT P55

PLANNING COMMITTEE

10 March 2009

RECOMMENDATIONS OF DIRECTOR OF COMMUNITY AND PLANNING SERVICES

ON APPLICATIONS FOR DETERMINATION BY THE PLANNING COMMITTEE

BACKGROUND PAPERS

Background papers used in the preparation of these reports are filed in the relevant application files, unless otherwise stated

Item: 01

Reference: 08/00981/FUL

Applicant: Mr Michael Pickering

Location: Unit 1 Land Society Lane Earl Shilton Leicester Leicestershire

Proposal: RETROSPECTIVE APPLICATION FOR INSTALLATION OF ROOF

EXTRACTOR PIPES AND FANS

Introduction:-

This is a retrospective application for the installation of two roof extraction pipes and two fans. The application building comprises a large commercial unit housing BS Labels, which manufactures labels for food companies. There are no restrictions on the hours of operation. The unit is situated adjacent to the southern boundary on an identified employment site in the centre of Earl Shilton. Residential properties are adjacent to all but the northern boundary, with retail/commercial units situated further east and north. Access is gained via Land Society Lane. Fleeting views of the unit are gained from Wood Street. The unit has a floor area of 660m2, employs 44 full time staff and operates 110 hrs per week, spread over 5 days (Mon – Fri).

The roof extraction pipes and fans protrude centrally from the shallow pitched roof of the unit.

The application has arisen as a result of complaints to planning enforcement and environmental health regarding concerns relating to noise and disturbance from the extraction pipes and fans.

History:-

90/00184/4	Installation of windows in western elevation of industrial unit	Approved	20.03.90
80/00270/4	Use of Unit 1 for light industry, previously approved for warehousing	Refused	21.04.80
79/00541/4	Erection of 1 Warehouse Unit and 1 Factory Unit	Approved	26.06.79
	×		
© Crown conve	ight. All rights reserved Hinckley & Bosworth Borough Cou	ncil I A00018489 Pul	plished 2006

Consultations:-

At the time of writing this report no comments have been received from:-

Director of Highways, Transportation and Waste Management (Highways) Head of Community Services (Pollution) Parish Council Site Notice.

Head of Community Services (Pollution) has commented on the application, stating that if approved a condition should be attached to the permission, requiring the applicant to submit a scheme for noise attenuation of the extraction pipes and fans.

Four letters of objection have been received from the residents of surrounding properties. These refer to the noise, smells and disturbance caused by the extraction pipes and fans.

Policy:-

National Policy

Planning Policy Guidance 24 – 'Planning and Noise' This states that much of the development which is necessary for the generation of jobs and the construction and improvement of essential infrastructure will generate noise. The planning system should not place unjustifiable obstacles in the way of such development. Nevertheless, local planning authorities must ensure that development does not cause an unacceptable degree of disturbance.

Annex 3 contains more specific advice on noise from different sources, specifically that from industrial and commercial developments.

Local Plan Policy

Policy BE1 seeks to ensure that the design and siting of new development safeguards the existing environment by having regard to the character of the surrounding area, landscaping and amenities of neighbouring residents.

The main considerations with regards to this application are the impacts of the proposed development on visual and residential amenity.

Appraisal:-

Visual Impact

As the industrial unit is situated between existing development in the southern corner of the site, and owing to the minor scale and dimension of the fans and their central position on the roof; they are only visible from Wood Street to the north and not from within the site. Accordingly due to their minimal scale and position they have no material impact on visual amenity.

Residential Amenity

The main consideration of the proposal is its impact on the residential amenity of surrounding residents owing to the likely noise emitted when the extractors are in operation. A Noise Assessment has been submitted with the application. Measurements were recorded at various locations surrounding the site, at intervals throughout the day and night to account for changes in background noise. Separate readings were taken for the extraction pipes and fans. The readings were evaluated against the relevant legislation, including National Planning Policy Guidance 24 'Planning and Noise'. The main conclusions follow:-

- The BS4142 assessment indicated that daytime noise levels from the new plant were of a level, which would not normally generate noise related complaints.
- The BS4142 assessment indicated that night time noise levels from the new plant could lead to complaints, and a reduction of at least 4dBA is recommended. Lowering the roof fan speed and attenuating the UV by 5Dba achieves this.
- The results of BS4142 assessment are 'marginal' which is normally acceptable for planning purposes, and notwithstanding the recommendations suggested, planning permission should not be refused on noise grounds.

Accordingly, so long as the recommendations made within the Noise Assessment are implemented, which will be controlled by way of condition, based upon the results of the Noise Assessment and advice within PPG 24, the noise emitted is not considered to result in a significant level of disruption being created to the detriment of the amenities of neighbouring properties, to warrant refusal of planning permission.

Conclusion

Although noise complaints have been received in respect of this development, given its location on an identified employment site, the results of the Noise Assessment and its marginal scale, there will be no material impacts on either visual or residential amenity. The development is therefore considered acceptable.

RECOMMENDATION: - Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of the scale and position of the proposal, there are considered no material impacts on either visual or residential amenity. The development is therefore considered acceptable.

National Planning Policy Guidance 24, Planning and Noise and Hinckley & Bosworth Borough Council Local Plan (2001):- BE1

Within 2 weeks from the date of the decision notice a noise attenuation scheme for the extraction pipes and fans shall be submitted to and agreed in writing by the LPA. The approved scheme shall then be implemented in accordance with the agreed details within 1 month of the details being approved, and therefore so maintained.

Reasons:-

To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with National Planning Policy 24 and policy BE1 of the Hinckley & Bosworth Local Plan.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of plans used in the determination of this application:- Drg No. ENV_00_096_074E; Elevation 1; Report No. AAL/BS09011
- The LPA expect the attenuation scheme to achieve a minimum of 8dBA against the rating levels in the Noise Assessment for B S Labels dated 2nd February 2009.

Contact Officer:- Eleanor Shaw Ext 5691

Item: 02

Reference: 08/01049/FUL

Applicant: Mr Tony Porter

Location: Top Range Motors Ltd 2A Stapleton Lane Barwell Leicester

Leicestershire

Proposal: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 1 NO. A1

RETAIL UNIT (SHOP), 22 APARTMENTS AND CAR PARKING

Introduction:-

This is a full application for the demolition of existing structures, the erection of 22 apartments, one A1 retail unit and associated car parking and access at Top Range Motors, Stapleton Lane, Barwell.

The application site is positioned at the corner of Kirkby Road and Stapleton Lane and is currently used as a car dealership and workshop. The site is bounded by residential uses to the east, Malt Bank Mill, which contains mainly retail uses to the south, Staniforth Court residential development to the west and Barwell County Junior School to the north.

The application proposes demolition of all existing structures and the erection of a single block positioned at the back of pavement of both Stapleton Lane and Kirkby Road. The proposed block is modern in style with facing materials predominantly being render and glass. The ground floor includes a 90 square metre A1 retail unit at the corner of Stapleton Lane and Kirkby Road with a circular gazed structure above.

The application consists of 14 one-bedroomed apartments and 8 two-bedroomed apartments. Nine apartments are proposed as affordable units. Amended plans have been received which increase the level of available parking spaces from 23 to 27 and amend the design to increase the fenestration to the front elevations.

Access is proposed from Stapleton Lane which serves cycle parking and three car parking spaces on the ground floor with a further 24 car parking spaces and designated motor cycle areas at basement level. Amenity space for the apartments has been included at ground floor level above the basement car parking. Green roofs are also proposed.

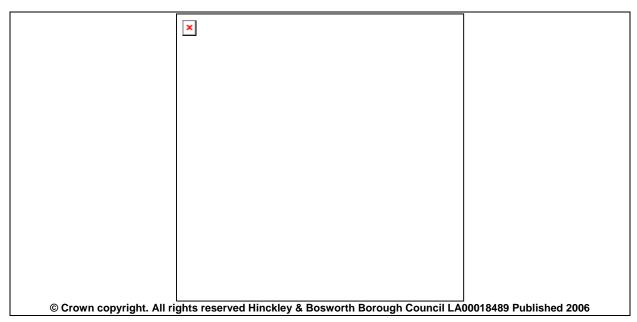
This application follows the withdrawal of a similar scheme for 23 apartments and a retail unit last year.

The application has been accompanied by an Affordable Housing Statement, a Planning Statement and a Design and Access Statement. The latter document concludes that "the

proposed development results in a building which enhances the character, the use and ecology of the site and is a positive contribution in enhancing this urban centre of Barwell".

History:-

07/00902/FUL	Demolition of Existing Buildings and Erection of 1 no. Shop 23 Apartments and Car Parking.	Withdrawn	24.04.08
01/00577/COU	Change of Use of Ground Floor For A3 (Food and Drink) Use.	Approved	15.08.01
75/00977/4M	Extension of Existing Showroom and Sales Office Rebuilding of Part of Workshop New Car Standing Area and Office Accommodation.	Approved	23.09.75



Consultations:-

No objection has been received from :-

The Environment Agency Central Networks The Leicestershire Constabulary Crime Reduction Officer.

No objection subject to conditions have been received from:-

Head of Community Services (Pollution) Severn Trent Water Ltd.

The Director of Highways, Transportation and Waste Management (Highways) have recommended refusal of the application on two grounds. Firstly, that the applicant has failed

to demonstrate that an appropriate level of on-site car parking provision would be made to cater for the number of vehicles likely to be visiting the site leading to on-street parking and

separately on the grounds that the erection of structures in and overhanging the highway lack adequate clearance and could result in additional dangers to high vehicle users and pedestrians using the footway.

The accompanying notes explain that the proposed level of parking provision could be acceptable if the spaces are to remain unallocated such that no space is associated to any unit. The Residential Parking Research Paper published by CLG in May 2007 would create a maximum demand for 32 spaces on site, the proposed 23 spaces therefore creates a shortfall of 9 spaces which could not be accommodated. The notes state that this is compounded by the lack of off street parking provision for the proposed retail unit which could result in illegal and indiscriminate parking occurring in the immediate vicinity of the site.

Further to this, the notes explain that the grounds for refusal concerning structures within and overhanging the highway refer to the circular feature on the south-west corner of the proposed building which lacks adequate lateral clearance from the edge of the carriageway and the proposed column to support this structure appears to be located within the highway and would not be acceptable as it is likely to restrict the safe free flow of pedestrian movements in the highway. Furthermore, the balconies on the 1st and 2nd floors adjacent to Stapleton Lane also lack appropriate clearance.

In addition, the notes suggest that part of the proposed building including the column proposed to support the circular structure are located on land that currently forms part of the highway and that the Authority is likely to oppose any proposal to remove highway rights to facilitate this development.

As a result of the Developer Contributions consultation, Leicestershire County Council has the following comments:

- a) Director of Community Services (Ecology) require the incorporation of bat bricks and boxes and to plant native trees
- b) Director of Children and Young People's Service (Education) Do not request a contribution as the number of two-bedroomed apartments is under 10
- c) Head of Commercial and Support Services (Libraries) Request a total contribution of £808 towards the costs of an enhanced programme of refurbishment and facilities
- d) Director of Highways, Transportation and Waste Management (Civic Amenity) Request £45.40 per dwelling, £999 in total towards new or improved Civic Amenity Site Infrastructure at Barwell.

The Leicestershire Constabulary Crime Reduction Officer requests a contribution of £606 per apartment, £13,332 in total to be directly used within the Local Policing Unit.

Barwell Parish Council object to the proposal on the following grounds:-

- a) No provision for the relocation of the bus stop
- b) Not enough parking bays and inadequate parking for visitors
- c) Would like to see parking restrictions around the development
- d) Concerns that the development overlooks a school
- e) Concerns that the sewers will not be able to cope with the additional development
- f) The development is out of character with the better type of buildings in the village
- g) Concerns about traffic i.e. vehicles leaving the site and refuse lorries collecting brown and black bins.

At the time of writing this report no comments have been received from the Primary Care Trust.

A Site notice and Press notice were displayed and neighbours notified. 4 letters of objection have been received raising the following concerns:-

- a) Plans are not in keeping with homes in the area
- b) Loss of privacy

- c) Overlooking of school
- d) Will create social problems
- e) Too many flats in village
- f) Additional retail unit not required
- g) Lack of parking
- h) Access in dangerous position
- i) Better places for development
- j) Site better used for public car park
- k) Loss of light
- I) Increase in noise pollution
- m) Impact on property values
- n) Proposed building is too high.

One letter has been received commenting that more detail should be provided for on site landscaping including more planting on the Kirkby Road frontage.

Policy:-

Planning Policy Statement 1 - Delivering Sustainable Development sets out the Governments objectives for the planning system. The document states that high quality and inclusive design should be the aim of all those involved in the development process.

Planning Policy Statement 3 - Housing sets out the national planning policy framework for delivering the Government's housing objectives. This document states at paragraph 12 that good design is fundamental to the development of high quality new housing. Paragraph 47 sets out 30 dwellings per hectare as the national indicative minimum density.

Planning Policy Statement 6 - Planning for Town Centres states that to deliver the Government's objective of promoting vital and viable town centres, development should be focused in existing centres in order to strengthen and, where appropriate, regenerate them.

Planning Policy Guidance Note 13 – Transport sets out national transport planning policy. With regards to parking provision this states that Local Authorities should 'not require developers to provide more spaces than they themselves wish' and that 'reducing the amount of parking in new development is essential, as part of a package of planning and transport measures, to promote sustainable travel choices'.

The Local Plan (adopted February 2001)

The site is located within the settlement boundary of Barwell as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development of the adopted Hinckley and Bosworth Local Plan states that planning permission for development proposals will be granted where they: complement or enhance the character of the surrounding area; ensure adequate highway visibility and parking standards; do not adversely affect the amenities of neighbouring properties; incorporate landscaping to a high standard; and would not be prejudicial to comprehensive development of a larger area of land which the development forms part.

Policy Retail 1: General Retail Strategy - states that planning permission will be granted for new retail development within Hinckley Town Centre and existing, or proposed, local shopping centres.

Policy Retail 7: Local Shopping Centres - states that outside Hinckley Town Centre planning permission will be granted for retail development to serve the local community provided that development does not have an adverse effect on the amenities enjoyed by occupiers of adjoining residential property and the general character of the locality; involve the intensified use of an access or the creation of a new access which would be inadequate in terms of

width and/or visibility to the detriment of highway safety; and result in under provision of parking.

Policy REC2 of the Local Plan requires new residential development in excess of 20 dwellings to provide outdoor open space provision for formal recreation. Where the provision of land would not be of practical value a financial contribution may be sought towards the provision of new recreational facilities or towards the improvement of existing facilities in the area

Policy REC3 New Residential Development - Outdoor Play Space for Children of the adopted Hinckley and Bosworth Local Plan requires the appropriate level of open space to be provided within development sites or, alternatively, a financial contribution to be negotiated towards the provision of new recreation facilities within the vicinity of the site or towards the improvement of existing facilities in the area. Supplementary Planning Guidance (October 2002) gives further advice regarding the provision of Play and Open Space.

Policy RES5: Residential Proposals on Unallocated Sites of the adopted Hinckley and Bosworth Local Plan refers to residential proposals on unallocated sites and states that residential proposals on such sites will be granted planning permission if they lie within the boundaries of a settlement area and the siting, design and layout does not conflict with the relevant plan policies.

Policy T5: Highway Design and Vehicle Parking Standards of the adopted Hinckley and Bosworth Local Plan refers to the application of appropriate standards for highway design and parking provision for new development.

Supplementary Planning Guidance / Documents

Further guidance is provided within the Borough Council's Supplementary Planning Guidance for Residential Development and the Supplementary Planning Documents concerning Play and Open Space Sustainable Design and Affordable Housing.

Appraisal:-

The main considerations with regards to this application are:-

Principle of Development
The Proposed Retail Unit
Design and Mass
Access and Parking
Impact on Neighbouring Properties
Affordable Housing
Other considerations.

Principle of Development

The site is located within the settlement boundary of Barwell as designated within the adopted Local Plan where residential development is acceptable in principle. The site is also designated as a local shopping centre under Policy Retail 1 where new retail development is acceptable in principle. The site would be classified as Brownfield under Annex B of PPS3. Retail and residential redevelopment is therefore considered acceptable in principle.

The Proposed Retail Unit

The existing development on the site includes a historic A3 use of around 65 square metres. The application proposes to replace this with 90 square metres of A1 retail use. The retention of the retail use within the designated Local Shopping Centre is in accordance with Retail

Policy 8 of the adopted Local Plan. Given the level of empty shops within the centre of the village it is considered that to request further provision of new retail development on this site could not be justified.

The proposed position of the unit, at the corner of the site closest to the existing retail uses is considered appropriate and adds interest to the design of the corner of the building.

Design and Mass

The application proposes to substantially change the levels on the site. Presently the site slopes up away from Stapleton Lane to the rear of the site, the application proposes to reverse this slope to accommodate basement level parking. The site also slopes from Kirkby Road down to the junction with Stapleton lane and then slopes further along Stapleton Lane. These level changes have been incorporated in the design so that apartments one and two are both accessed from street level on Stapleton Lane but are on the basement level and ground floor level respectively. This is repeated through the building and allows the building design to reflect the changing levels in the street. The proposed stairwells also add variation to the design by projecting beyond the adjacent roof plane. The resultant design is a mixture of 3 and 4 storeys in addition to the basement level which is effectively dug into the slope of the site.

The proposed building is of modern design with the principal finishes being in glass and render with zinc eaves, soffits and gutters. Square windows are regularly spaced on the principal elevations while the rear elevation includes projecting oriel windows. The design includes flat roofs with over hanging eaves, some of the flat roofs are proposed to be planted up with sedum.

Following comments from the Director of Highways, Transportation and Waste Management (Highways) concerning the circular corner feature overhanging the highway and general design concerns from Officers amended plans have been requested. These amendments seek to overcome initial highways objections regarding the overhanging structure, to break up the expanse of rendered panels and create more interest in design at ground floor.

The amended designs are considered an improvement and have addressed initial concerns from Officers. Comments on the amended plans are awaited from Highways and will be presented as a late item.

The surrounding land uses include a mixture of building ages and design styles. Adjacent to the site are two storey cottages which form some of the older properties in the village. However, opposite the site is a four storey flat development incorporating a mansard roof from the 1980s. This development does not reflect the slope of Stapleton Lane and therefore can be quite overpowering to pedestrians and dominant in the street. Diagonally opposite the site, and in a prominent position within the centre of Barwell, is the Co-Op with two storey office development above. Given the mix in character surrounding the development site it is considered that a pastiche of the older elements of the village would not be the right solution for this site. The proposed modern design reflects the tastes and styles of current architecture as the surrounding buildings did as they were developed. It is not considered that the scheme could therefore be refused on the grounds of being out of character with its surroundings.

Access and Parking

The proposed 22 apartments are served by 27 car parking spaces along with designated cycling and motorcycle parking areas. Initial comments from Highways sought to object to

the proposal on lack of parking unless an agreement could be reached allowing the proposed parking to be made available on a 'first come first served' basis rather than allocating one space per apartment as would normally be the case. Officers consider that it would be difficult to control the allocation of parking on the development and that controls are not

normally placed over this aspect when specific allocation is required. It is also considered that this would be difficult to enforce.

To address these concerns the applicant has submitted amended plans which rearrange the internal parking configuration to increase the number of parking spaces available. Amended plans propose the removal of the internal ramp which leads to the basement level parking

area and to replace this with a vehicle lift. This would allow the addition of 1 further space at ground floor and three further spaces at basement level increasing the provision to 27 spaces for the 22 apartments.

The proposed parking area would not be accessible for staff or customers of the proposed retail unit. Vehicle access for deliveries is available from Kirkby Road which could be used for informal staff parking. The existing retail element does not have any designated car parking with only informal parking on the forecourt available. The lack of parking for the proposed retail unit is therefore no worse than the existing situation.

Given the existing parking provision on the site, the amended plans which increase the level of parking to 123%, the village centre location of the development where alternative travel choices are available and the clear national guidance of PPG13 requiring developers to reduce the amount of parking in new development it is considered that to refuse the application on the grounds of insufficient parking could not be defended on appeal. Similar developments of apartments with lower levels of parking provision have been approved on appeal in Hinckley in the last year.

Impact on Neighbouring Properties

While the proposed development is in close proximity to Staniforth Court and properties on East Green, the development is separated by the surrounding road network therefore the window to window separation distance is not any different to usual relationships across roads.

Numbers 1 and 3 Kirkby Road are unusually positioned within the street with a side elevation to Kirkby Road and their principal elevations facing the rear of the development site. The rear elevation includes projecting single aspect oriel windows designed to prevent overlooking of these properties with the remainder of the rear elevation containing no fenestration. Currently a tall two storey garage building is positioned on the boundary of the site so that numbers 1 and 3 are faced by a blank elevation. The amended plans demonstrate that though the proposed building is higher than the existing, it is set further off the boundary of these neighbouring properties. The overbearing impact of the proposed development is considered to be no worse than the existing situation and therefore the scheme cannot be refused on these grounds. The impact will be mitigated by the proposed green roof on this part of the building. The possibility of this planting continuing on the side of the building is being explored with the applicant.

The single aspect oriel windows while preventing overlooking of neighbouring residential properties do direct their outlook to the adjacent school playground. Due to the level differences between the two sites and the position of a boundary wall with a fence on top only the second and third floors could potentially overlook the end of the playground furthest from the rear of the school. Apartments 4, 12 and 19 are closest to this boundary and further amendments have been requested to orientate the windows at right angles to the school playground on these flats. The next window is positioned 10 metres from the boundary to the school which is considered sufficient to preserve the amenity of those using the playground.

Affordable Housing

The application proposes 9 of the 22 apartments to be affordable units which meets the 40% requirement as set out in the Affordable Housing Supplementary Planning Guidance. These

9 units are proposed to be split as 7 social rented and 2 shared equity which again meets the requirements of the Affordable Housing SPD. The 2 shared equity apartments are proposed to be two-bedroomed while the rented apartments are one-bedroomed this is also considered to be acceptable. All the affordable units will be accessed off a single access and staircase from Stapleton Lane.

Contributions

The requested contributions are £808 towards libraries, £999 towards civic amenity and £13,332 requested by the police.

The application site is within 400 metres of Kirkby Road Park and with 1 kilometre of The Common Open Space. Contributions can therefore be sought towards the recommended improvements at Kirkby Road Park to meet the needs of all ages and to protect and improve The Common Open Space as set out in the Green Spaces Quantity/Accessibility Audit 2005. A contribution of £1837.60 per dwelling or £40,427.20 in total is required.

A draft Section 106 agreement has been submitted with the application to address these contributions.

Other Considerations

The design includes 230 square metres of amenity space over two levels which exceeds the requirements of the Residential Development Supplementary Planning Guidance.

Objections that highlight the overprovision of apartments within Barwell are not considered grounds for refusal of this scheme as further residential development is required within the Borough to reach the residential targets within the Regional Spatial Strategy.

The suggestions that other sites are preferable for residential development and that the site should be considered for other uses are not considered to be relevant to this application which should be considered on its merits. Similarly, the impact on property values is not considered to be a planning consideration.

Concerns have been raised regarding the sewer capacity. Severn Trent raise no objection to the proposal subject to standard conditions requiring details to be agreed. Objections on the lack of provision for the relocation of the bus stop are not considered sufficient to refuse the scheme. The bus stop is located on the highway and neither the applicants proposals nor the initial comments from Highways suggest that this will need to move. Should this be deemed to be the case at a later date then it would be agreed between the applicant and highways and is not considered something that needs to be controlled through this application.

RECOMMENDATION:- That subject to the resolution of highway issues concerning structures overhanging the highway, to no further significant additional objections being raised by the end of the consultation period and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 to provide financial contributions towards play and open space, libraries, civic amenity, police provision and the provision of affordable housing, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions below. Failure to complete the agreement by the 17th March 2009 may result in the application being refused:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the designation of the application site, the pattern of existing development in the area, representations received and relevant provisions of the development plan, as

summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, as it proposes a high quality well designed mixed use scheme that will have a positive impact on the character of the area without detriment to neighbouring land uses.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, RES5, REC2, REC3, RET1, RET7, NE2, NE12, NE14, and T5

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed building shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.
- This permission relates to the application as revised by amended plans BW01A7, BW02A7, BW03A7, BW04A6, BW05A7 and BW06A7 received by the Local Planning Authority on the 25th February 2009.
- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
 - (i) proposed finished levels or contours
 - (ii) means of enclosure
 - (iii) hard surfacing materials
 - (iv) minor artefacts and structures (e.g.glazed screens to amenity space)
 - (v) planting plans
 - (vi) written specifications
 - (vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
 - (viii) implementation programme.
- The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.
- The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
- Notification of the commencement date of any site investigation work relating to potential contamination should be given in writing to the Local Planning Authority not less than 14 days before such work commences.
- No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.
- 9 If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the

- unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.
- Notification of the commencement of development should be given in writing not less than 14 days before development commences.
- For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.
- This permission relates to the application as endorsed by additional plan No.BW07A5 received by the Local Planning Authority on 25th February 2005.

Reasons:-

- To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.
- 3 To define the permission.
- To enhance the appearance of the development to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.
- To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.
- To ensure the development is provided with satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with Policy NE14 of the adopted Hinckley and Bosworth Local Plan.
- 7 10 To ensure the safe development of the site and to protect amenities of future occupiers of the development to accord with policy NE2 of the adopted Hinckley and Bosworth Local Plan.
- To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.
- 12 To define the permission.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- In relation to conditions 7-10 advice from Health and Environment Services is attached to this decision notice which includes the Borough Council's policy on the investigation of land contamination. Any scheme submitted shall be in accordance with this policy.
- For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site where possible.
- 6 List of plans used in the determination of this application:- BW01A7, BW02A7, BW03A7, BW04A6, BW05A7, BW06A7, BW07A5, BW09A1, 3012BW10A, Affordable Housing Statement (rec 30/8/08), Design and Access Statement (rec 30/8/08) Planning Statement (rec 30/8/08) and Location Plan 1:1250.
- 7 All works within the limits of the Highway with regards to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Philip Metcalfe Ext 5740

Item: 03

Reference: 08/01123/FUL

Applicant: Cawrey Limited

Location: Pear Tree Farm Ratby Leicester Leicestershire LE6 0LN

Proposal: DEMOLITION OF EXISTING FARM BUILDINGS AND REPLACEMENT

WITH NEW BUILD BUSINESS UNITS (CLASS B1(a) OFFICES AND B1(c) LIGHT INDUSTRY) AND ASSOCIATED WORKS (ACCESS FROM

DESFORD LANE)

Introduction:-

This application is a resubmitted scheme that seeks full planning permission for the demolition of existing redundant farm buildings and their replacement with three new commercial buildings along with associated works, including improvements to the access from Desford Lane. The three new buildings are two-storey and single storey structures arranged around a central courtyard containing 38 car parking spaces. The three buildings have an amended design and are divided into nine separate business units of varying floor space for uses within Class B1(a)(Offices) and Class B1(c) (Light Industry), providing a total of 1440 square metres of floor space, including the mezzanine floor in Building A. Provision is also made within the site for additional landscaping, covered cycle parking, a waste and recycling enclosure, a biomass boiler and wood chip store.

The application site covers an area of approximately 0.4 hectares and occupies an elevated position above the residential properties to the south and east and agricultural land to the west.

To the north lies open space and a recreational area. There are four large existing agricultural style buildings on the site totalling approximately 515 square metres of floor space, one of steel framed construction with asbestos roof sheets and three of concrete block construction with metal sheet roofing on timber frames. Two smaller former brick built

buildings have already been substantially demolished. All are in a poor state of repair and unsuitable for adaptation or reuse. There is an existing farm track off Desford Lane that is to be improved and upgraded as part of the development to provide access.

A substantial amount of supporting information has been submitted with the application including a Design and Access Statement, Planning Statement, Market Demand Report, a list of companies expressing an interest in the proposed units, Flood Risk Statement, Bat

Survey, Ecological Survey Report Landscaping Scheme and Transport Assessment. The Design and Access Statement states that in addition to improving the visual appearance of the site, the proposal will provide an eco-friendly flagship development that will achieve BREEAM 'very good' rating and environmentally friendly new buildings incorporating sustainable design features; a rural employment park to replace other employment sites lost within the village and much needed accommodation for local businesses and employment opportunities for local people. The overall development is designed to reflect its rural setting within the National Forest and is conceived as a farmyard with a group of simple form buildings gathered around an open-ended courtyard enclosing car parking areas and delivery and access points. This arrangement will also provide privacy to the adjacent residential properties and a barrier from noise and other activity associated with the development. The design, scale and massing of the proposed units is appropriate to the site and reflect the character of the surrounding countryside and blend in with the local environment. The positioning of the buildings and the use of low pitched green roofs will ensure that the buildings will not be readily visible from Station Road or Desford Lane and will not be detrimental to the adjacent Ratby Conservation Area.

The Planning Statement includes an analysis of the previous reasons for refusal and assesses the amended scheme against these and current and emerging national, regional and local planning policies and concludes that it is in accordance with the relevant policies. The Market Demand Report within it includes an assessment of alternative employment sites within and around Ratby and concludes that there are no suitable alternative sites available to meet local demand within Ratby and that the proposed scheme will meet a gap in the market to those units currently available on other schemes in the wider area and provide a supply of small scale, low cost business units for local enterprises in environmentally friendly buildings in a sustainable location and help to replace employment land lost within the village in recent years to residential development.

The Flood Risk Statement advises that the site itself occupies an elevated position in relation to nearby watercourses and is unlikely to be subject to risk from flooding but in order to ensure flood risk at the site is minimised recommends sustainable drainage systems are incorporated into the development, such as green roofs, rainwater recycling and permeable paving, together with surface water attenuation measures if required.

The Bat Survey carried out during the summer (maternity) period in June 2007 found no bat roosts on the site and that the buildings were all of low or negligible potential to support either roosting bats or hibernating bats. The site is used as a commuting route or foraging corridor and therefore habitat connectivity should be maintained by the retention of trees and boundary hedgerows wherever possible. The inclusion of integrated bat boxes would enhance the bat roost potential of the site. The Ecological Survey Report (July 2008) found no evidence of current activity of protected species within the site.

The Landscaping Scheme proposes only native tree and shrub species together with new hedge planting. The substantial planting scheme comprises of trees as groups and individual specimens set within areas of low native ground cover around the edges of the development site. An avenue of Oak is proposed along the new access road. In order to maintain the traditional farm courtyard character and appearance of the development planting within the

courtyard area is minimal. The hard landscaping within the courtyard is a permeable system that will also attenuate surface water run-off. The access road will incorporate low level lighting to reduce visual intrusion at night.

The Transport Assessment concludes that the site is well located for ease of access to public transport that operates a frequent service throughout the day to a number of destinations, is well located in relation to both on and off road cycle routes and, subject to the extension of the existing wide and well lit footway on Desford Lane, would be easily accessible on foot. It further concludes that the proposed development would not result in a significant increase in traffic movements using the local highway network, that the site access junction operates with significant spare capacity and that there are no highway safety implications although the extension of the footway on Desford Lane would improve safety of pedestrians at the access junction.

History:-

08/00230/FUL	Demolition of Existing Farm Buildings and Replacement with Three New Build Business Units (Class B1(a) Offices and Class B1(c) Light Industry) and Associated Works (Access from Desford Lane)	Refused	04.06.08
76/0539/4	Residential Development	Refused	29.06.76
	x		
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Consultations:-

Director of Community Services (Archaeology) comments that although the application site is within the historic core of the settlement of Ratby, any archaeological remains are likely to have been disturbed.

Director of Community Services (Ecology) does not object to the application but refers to the potential presence of bats and nesting birds. As bats have been recorded within the vicinity of the site it is recommended that the developer be required to incorporate bat bricks and boxes into the design of the new buildings and to plant native trees and hedgerow common to the area together with adjacent grass strips to establish feeding grounds and maintain green corridors between habitats to enhance the wildlife potential of the site.

Leicestershire County Council does not require any financial contributions from the developer towards education, libraries or civic amenity infrastructure.

Environment Agency has no objections but comments that a sustainable drainage approach should be used to manage surface water run-off by the use of techniques including soakaways, permeable paving and other attenuation measures to reduce flood risk. The Agency also recommends the existing buildings be surveyed for the presence of bats and encourages the incorporation of bat roost and bird nesting features into the new development.

Severn Trent Water Limited has no objection subject to a standard drainage condition.

Ratby Parish Council have provided an initial response but further clarification has been requested and will be reported as a late item to the agenda.

Head of Community Services (Pollution) does not object to the application subject to standard conditions relating to land contamination, a reduction in the proposed hours of operation of the site, restriction on the use of the openings on the south elevation of Building C (facing the dwellings on Desford Lane) and further details being supplied regarding the proposed Biomass Boiler, including likely noise impact from the plant.

Head of Community Services (Land Drainage) does not object to the application but recommends the use of sustainable drainage systems to manage surface water run-off.

Head of Corporate and Scrutiny Services (Green Spaces) comments that the proposed landscaping scheme will provide a good screen around the development and the use of native heavy standard new trees will provide an instant impact to the landscape. The hedgerow, shrubs and grassed areas will provide a good habitat for wildlife and increase the biodiversity of the site.

Site notice and press notice were displayed and neighbours notified, two letters of objection have been received raising the following concerns:-

- a) detrimental to privacy from overlooking
- b) detrimental to amenity from additional noise, disturbance, traffic movements and light pollution
- c) loss of bat habitat
- d) devaluation of property
- e) overbearing impact on adjacent residential properties
- f) hours of use needs to be restricted
- g) detrimental to highway safety, access off sharp corner
- h) increase in traffic and congestion, including larger vehicles through the village.

At the time of writing the report comments have not been received from:-

Director of Highways, Transportation and Waste Management (Highways).

Policy:-

Central Government Guidance

Planning Policy Statement 1 sets out the objectives of the planning system. It states that the planning system should facilitate and promote sustainable and inclusive patterns of urban and rural development by: making suitable land available for development in line with economic, social and environmental objectives; contributing to sustainable economic development; protecting and enhancing the natural and historic environment, the quality and character of the countryside; ensuring high quality development through good and inclusive

design, and the efficient use of resources; and, ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Guidance Note 4 (PPG4) – Industrial, Commercial Development and Small Firms – requires a variety of sites to be made available to meet differing needs, encourages new development in locations which minimise the length and number of trips, especially by motor vehicles and encourages new development in locations that can be served by more energy efficient modes of transport, particularly in the case of offices and light industrial development. Development control should not place unjustifiable obstacles in the way of development which is necessary to provide investment and jobs, nevertheless planning

decisions must reconcile necessary development with environmental protection and other development plan policies. In rural areas, applications for development necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of, for example, its landscape, wildlife, agriculture, natural resources and recreational value.

Consultation Draft Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Development – sets out the future direction of government policy relating to economic development and will supercede PPG4. PPS4 encourages Local Planning Authorities to: support economic development to help to create sustainable communities; facilitate the supply of land to cater for the differing needs of businesses; seek to make efficient and effective use of land and buildings, especially vacant and derelict land and buildings in rural areas; prioritise previously developed land for re-use; promote small scale economic development in villages and high quality and inclusive design which improves the characteristic qualities of an area. Paragraph 29 states that when considering development proposals, local planning authorities should: adopt an evidence-based approach to proposals which do not have the specific support of plan policies, for example, using relevant market and other economic information and other relevant evidence in determining the application; consider proposals favourably unless there is good reason to believe that the economic, social and/or environmental costs of development are likely to outweigh the benefits.

Planning Policy Statement 7 - Sustainable Development in Rural Areas - sets out the Governments objectives for rural areas and seeks to raise the quality of life and the environment in such areas and promote more sustainable patterns of development. Paragraph 1 requires decisions on development proposals to be based on sustainable development principles recognising the needs of everyone and providing effective protection and enhancement of the environment whilst maintaining economic growth and employment. Good quality, carefully sited accessible development within existing villages should be allowed where it benefits the local economy, maintains or enhances the local environment and does not conflict with other planning policies. New building development in the open countryside away from existing settlements, or outside areas allocated for development should be strictly controlled to protect the countryside for the sake of its intrinsic character and beauty so it may be enjoyed by all. Priority should be given to the re-use of 'brownfield' sites in preference to the development of 'greenfield' sites. All development in rural areas should be well designed, in keeping and scale with its location and sensitive to the character of the countryside. Paragraph 3 states that most new development should be focused in or near to local service centres to ensure that they are served by public transport and provide

improved opportunities for access by walking and cycling. Paragraph 5 requires planning authorities to support a wide range of economic activity in rural areas to facilitate healthy and diverse economic activity. Paragraph 19 supports the replacement of suitably located existing buildings of permanent design and construction in the countryside for economic development purposes where this would result in a more acceptable and sustainable development than might be achieved through conversion. In assessing such development consideration should be given to its potential impact on its surroundings and the landscape.

Regional Policy

The Draft East Midlands Regional Plan (RSS8) in Policy 5 considers the priorities for development in rural areas. It states that development in such areas should maintain the distinctive character and vitality of rural communities and strengthen rural enterprise by encouraging development opportunities related to the rural economy including appropriately scaled growth of new and existing rural businesses. Policy 26 seeks to protect and enhance the regions natural heritage and states that damage to natural assets or their settings should be avoided wherever and as far as possible, recognising that such assets are usually irreplaceable. Unavoidable damage must be minimised and clearly justified by a need for development in that location which outweighs the damage that would result.

Local Plan Policy

The site is located adjacent to, but outside, the settlement boundary of Ratby and adjacent to the Ratby Conservation Area in the countryside and within the boundaries of the National Forest as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Development should

complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features; avoid the loss of open spaces and important gaps in development; incorporate design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment; incorporate landscaping to a high standard; have regard to the needs of wheelchair users and other people with disabilities; ensure adequate highway visibility for road users and adequate provision for off street parking together with turning facilities and should not adversely affect the occupiers of neighbouring properties.

Policy BE7 states that in and adjoining conservation areas, the siting and design of new development will be required to preserve or enhance their character or appearance and be in sympathy with the merits of neighbouring development. The scale, design and proportions of new development should be sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces. Building materials and finishes should respect the local traditional materials and techniques.

Policy BE26 states that planning permission will be granted for development which incorporates a lighting scheme provided that it does not unacceptably create a nuisance to nearby residents and/or road users in terms of glare; create light spillage or unnecessarily high levels of light; or, affect the character or appearance of the area.

Policy NE5 states that the countryside will be protected for its own sake. However, planning permission will be granted for built and other forms of development provided that it is either important to the local economy and cannot be provided within or adjacent to an existing settlement where it does not have an adverse effect on the appearance or character of the landscape; is in keeping with the scale and character of the existing buildings and general surroundings; will not generate traffic likely to exceed the capacity of the highway network or impair road safety and is effectively screened by landscaping.

Policy NE12 requires development to take into account the existing landscaping features of the site and make provision for further landscaping where appropriate. Policy NE14 states

that planning permission will not be granted for development proposals which will adversely affect the water quality and ecology of watercourses and groundwater resources unless satisfactory arrangements are made for the disposal of foul sewage, trade effluent and surface water. Policy NE21 states that planning permission for built development in the National Forest area will only be granted where development is of a high quality. The design and materials of construction of buildings and the layout and planting of open spaces should

reflect the local architecture and setting of the proposal in the forest. Policy NE22 outlines the criteria for the consideration of development proposals within the National Forest and the adequacy of landscaping schemes.

Policy T5 refers to the application of appropriate standards for highway design and parking targets for new developments unless a different level of provision can be justified. Policy T9 requires development proposals to encourage walking and cycling as safe and convenient means of transport. Policy T11 states that proposals likely to generate significant traffic flows should not have a detrimental effect on the local traffic situation.

Leicestershire County Council's 'Highways, Transportation and Development' document provides highway design guidance and parking standards.

The Employment Land and Premises Study (2004) recognises the importance of a supply of employment land in rural villages to create more sustainable communities by reducing commuting and diversifying the employment base. Employment development in redundant agricultural buildings, particularly for small units, is recognised as a potential source of that supply. However, the study also considers that where large buildings become available in rural villages their feasibility for redevelopment into small business units needs to be examined rather than allocating new employment sites.

The Ratby Conservation Area Statement outlines the factors providing a positive contribution to the conservation area and identifies important buildings, yards and views.

The Local Development Framework Submission Draft Core Strategy identifies Ratby as a Key Rural Centre. Policy 8 seeks to protect existing allocated employment sites for redevelopment for other uses to ensure that Ratby residents have access to local employment opportunities but supports additional employment provision in Ratby to meet local needs. It also seeks to protect the open landscape to the west and south of the village. Policy 17 states that small scale development for employment adjacent to the settlement boundary will be permitted if it meets identified local need and that need cannot be met within the settlement boundary and the development is of a scale and design that fully respects the character of the settlement concerned and the level of local need identified.

The Borough Council's Supplementary Planning Document on Sustainable Design aims to proactively promote sustainable development and provide encouraging and transparent guidance on design which maximises solar gain and incorporates energy efficiency and sustainable technologies.

Since the previous application was refused, the Site Allocations and Generic Development Control Policies Development Plan Document (Consultation Draft Preferred Options (February 2009)) identifies the application site as a potential future employment site allocation but this document is still subject to the public consultation process.

Appraisal:-

The main considerations with regards to this application are the principle of development, the local need for employment units, sustainable design and the impact of the development on: the character and appearance of the countryside; the Ratby Conservation Area; the amenities of adjacent neighbouring residential properties and the local highway network.

Principle of Development and Local Need

The site lies adjacent to, but outside of the settlement boundary of Ratby in the countryside. National, regional and local plan policies seek to protect the countryside for its own sake unless there is a demonstrable need for development in such areas that outweighs the harm caused to the character and appearance of the countryside. Whilst the application site is identified as a preferred option for employment allocation within the Site Allocations and Generic Development Control Policies Development Plan Document (Consultation Draft Preferred Options (February 2009)), this is only at the consultation stage and may be subject

to change as a result of the ongoing consultation to 6th April 2009. The application is therefore premature to the Local Development Framework and policy NE5 of the adopted Local Plan still applies.

The supply of employment land, particularly small-scale economic development in villages, is important in order to provide more sustainable communities and support for existing village facilities and businesses. Local employment sites also reduce the need to travel to work and allow the use of more sustainable means of travel. It is important, however, that development should be placed within the settlement boundary in the first instance and only if it is adequately demonstrated that no alternative suitable sites are available should consideration be given to approving sites such as Pear Tree Farm. Advice provided in Consultation Draft

PPS4 encourages an evidence-based approach to proposals that do not have the specific support of plan policies.

The Planning Statement includes an assessment of alternative existing employment sites within and relatively close to Ratby that are identified as currently operational, unavailable or

contaminated. Whilst these may not currently be available for redevelopment into smaller business units, it remains possible that some of these sites may become available in the foreseeable future and issues of potential land contamination on individual sites could be resolved by remediation measures. The Market Demand Report identifies other small business unit developments within the surrounding local area, some of which are identified as currently being un-let and available, with what appear to be similar sized units to those proposed. Whilst these sites identified are not within Ratby or within practical walking distance and they are not of such high specification and environmentally friendly buildings as those proposed, they do nevertheless provide opportunities for small local businesses in the locality.

Notwithstanding the information provided, the application does not provide sufficient substantive or evidence based proof to justify why the proposed development is necessary in this location outside of the settlement boundary and cannot be provided within the settlement or on existing employment sites. In view of this, the application does not provide sufficient justification to meet criteria (a) of Policy NE5 to demonstrate that the proposed development is important to the local economy and cannot be provided within the village. The previous reason for refusal is, therefore, still applicable.

Impact on the Character and Appearance of the Countryside

The site is located in a prominent elevated position in relation to the residential properties to the east and south and the open agricultural land to the west through which runs a public footpath. It is currently occupied by a number of large traditional agricultural style buildings, which, are in a dilapidated condition and of poor visual appearance.

Whilst the site is outside the settlement boundary and there remains an objection in principle to such development in this location, the scheme layout has been well designed to reflect a rural courtyard style development. Although the design of the buildings themselves are not traditional rural/farm style buildings, the lower profile of the buildings on this amended scheme, together with the choice of natural materials including green roofs and cedar timber boarding and louvers, would reduce the visual impact of the development on the character

and appearance of the landscape and aid its assimilation into the landscape in comparison to the previously refused scheme, particularly when supplemented by a well designed and comprehensive landscaping scheme.

Notwithstanding the relative merits of the proposed design, materials and landscaping, however, the redevelopment of the site as a business park with modern commercial buildings, albeit with sustainable design measures, would still have a detrimental impact on the character and appearance of the rural landscape and the visual amenities of the countryside and would not be in keeping with the agricultural character of the existing

buildings on the site contrary to central government guidance, and regional and local plan policy. The previous reason for refusal is, therefore, still applicable.

Sustainable Design and Environmental Impact

The orientation and modern design of the buildings includes passive energy design features in the form of green roof construction, solar louvers to maximise natural daylight, natural cross ventilation, high density walls and concrete soffits to even out temperature fluctuations and the use of earth embankments to provide insulation and reduce visual intrusion. In addition the development includes a biomass wood fuelled boiler providing carbon neutral space and hot water heating and a waste recycling area. The development would appear to

address its environmental impact by proposing these sustainable design features and the Design and Access Statement proposes that the buildings would achieve a BREEAM Very Good rating, which, if achieved, would be one of a few buildings in the Borough to do so and would meet the requirements of the Council's Sustainable Design SPD.

As the site is within the National Forest where policy NE22 applies, the developer has submitted a comprehensive landscaping scheme including the planting of substantial numbers of native species trees and hedges in order to mitigate the carbon emissions of the scheme.

Impact on the Ratby Conservation Area

The application site is very prominent when viewed from Station Road. The view along Station Road was identified in the Ratby Conservation Area Statement as a view that should be protected. The village of Ratby was a former agricultural settlement and the farms are very important to the heritage of the village and character of the Conservation Area. Box Tree Farm is one of these farms and it is the feature building at the centre of this protected view along Station Road. This complex of farm buildings is particularly important, being located at the junction of Desford Lane and Station Road that is one of the major entrances into the conservation area. Whilst the proposed buildings would still be visible above the farm, the amended design of the buildings incorporating natural materials, lower pitched green roofs and lower ridge heights has reduced the likely impact of the development on the Ratby Conservation Area. Whilst the buildings retain a non-traditional appearance their impact is not so detrimental to the Ratby Conservation Area to be sustainable as a reason for refusal of this application.

Impact on Amenities of Neighbouring Properties

The use of the site as a business park has the potential to generate additional traffic to that associated with the former agricultural use and increase disturbance to the surrounding residential properties to the east and south. The layout of the proposed development is designed to minimise the impact of any such disturbance from traffic and noise pollution and of overlooking by siting the buildings off the boundaries, facing the 'active' elevations of the buildings into the internal courtyard and providing the parking and delivery areas within the courtyard. In addition, earth bunds are proposed to the rear of the units to reduce the likelihood of noise transfer. A new concrete post and timber panel fence, along the eastern and southern boundaries, together with additional landscaping to supplement the existing

planting is proposed to further reduce disturbance and remove any overlooking. The access road runs close to the rear garden of 22 Desford Lane, although it is approximately 20 metres from the dwelling itself. A low level lighting scheme is proposed to minimise light spillage from the development and its impact on neighbours.

The Head of Community Services has raised concerns regarding the proposed hours of use from 7.00am to 7.00pm Monday to Friday and 7.00am to 1.00pm on Saturdays and would prefer them to be reduced slightly to prevent potential disturbance in the early morning and early evening to the occupiers of neighbouring residential properties. The proposed units are

small starter units for activities that are, on balance, unlikely to create significant noise pollution but would still involve comings and goings at these times.

No specific biomass boiler has yet been selected, however, from the information submitted for two potential boilers and from past experience of such boilers the Head of Community Services considers that it is unlikely that such plant would cause a nuisance to neighbouring residents. If the application were to be approved a condition requiring further details of the specific boiler and plant chosen should be submitted for approval prior to installation along with details of the acoustic ventilators.

Despite the elevated position of the site in relation to the surrounding residential properties, the proposed buildings themselves are sited well within the eastern and southern boundaries of the site and are only single storey in these locations. In view of this and the separation distances of between 23 - 32 metres, it is not likely that the buildings will have an overbearing impact upon the residential properties to the east and south of the site.

Accessibility, Highway Issues and Parking

The site is well related in terms of proximity to the centre of the village of Ratby and relatively accessible to public transport and cycle routes. The pedestrian footway on Desford Lane does not currently extend to the entrance to the site but it is proposed that this footway be extended as part of the scheme to link the site to the existing pedestrian network to provide safe and convenient access to the site from the village. The layout provides 38 car parking

spaces, including 4 disabled spaces. This provision meets the standards contained in Appendix D of the adopted Local Plan for the proposed floor space for offices and light industrial uses. In addition, covered cycle parking is provided within the site to encourage alternative modes of transport.

The consultation response from the Director of Highways, Transportation and Waste Management (Highways) has not been received at the time of writing this report and will be reported as a late item to the agenda.

Conclusion

It is recognised that there are a number of benefits in providing small-scale employment units for rural villages in order to build sustainable communities and the proposed scheme would provide an environmentally friendly development utilising sustainable design principles. However, there is still insufficient justification provided to support the proposal in terms of the potential for redevelopment of existing allocated employment sites within the settlement boundary or other established nearby employment sites and insufficient evidence and justification to support the proposal in terms of the local need for additional employment units of this type in this countryside location. It has not been adequately demonstrated that the potential benefits of the proposals outweigh the strong countryside protection policies relating to new development in the countryside and the application is therefore recommended for refusal.

RECOMMENDATION:- REFUSE, for the following reasons:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Reasons:-

- In the opinion of the Local Planning Authority, the applicant has failed to adequately demonstrate that there are no suitable alternative employment sites available for redevelopment within the settlement boundary of Ratby or nearby existing employment sites, or that there is a justifiable need for the proposed development to be provided in this countryside location within the National Forest. The proposal is therefore contrary to Central Government Guidance contained in Planning Policy
 - Guidance Note 4, Draft Planning Policy Statement 4, Planning Policy Statement 7; Policy 26 of the Draft East Midlands Regional Plan (RSS8) and policies BE1, NE5 and NE21 of the adopted Hinckley and Bosworth Local Plan.
- In the opinion of the Local Planning Authority the proposed development would represent an unwarranted and unacceptable intrusion into the countryside within the National Forest and would be out of keeping with the agricultural appearance and character of this rural location and the visual amenity of the landscape, which, should be protected for its own sake. The proposal is therefore contrary to Central Government Guidance contained in Planning Policy Guidance Note 4, Draft Planning Policy Statement 4, Planning Policy Statement 7; Policy 26 of the Draft East Midlands

Regional Plan (RSS8) and policies BE1, NE5 and NE21 of the adopted Hinckley and Bosworth Local Plan.

In the opinion of the Local Planning Authority, the proposal, if approved, would set a precedent for the consideration of further applications of a similar nature throughout the rural landscape, to which the Local Planning Authority would also object, but which would consequently be difficult to resist. The application is therefore contrary to Central Government Guidance contained in Planning Policy Guidance Note 4, Draft Planning Policy Statement 4, Planning Policy Statement 7; Policy 26 of the Draft East Midlands Regional Plan (RSS8) and policies BE1, NE5 and NE21 of the adopted Hinckley and Bosworth Local Plan.

NOTE TO APPLICANT:-

List of Plans used in the determination of this application:- DNS-01-REV-A; DNS-02; DNS-03; sDNA/203/121 rev F; sDNA/203/122 rev E; sDNA/203/123 rev F; sDNA/203/124 rev A; sDNA/203/128 rev C; sDNA/203/129 rev A.

Contact Officer:- Richard Wright Ext 5894

Item: 04

Reference: 08/01144/FUL

Applicant: Mr Calcott

Location: Elmsdale 23 Ratcliffe Lane Sheepy Magna Atherstone Leicestershire

Proposal: NEW VEHICLE ACCESS WITH TRACK, GARAGE AND STORE

BUILDING, PARKING AND TURNING AREA

Introduction:-

This application is partly retrospective and partly new development at Elmsdale, 23 Ratcliffe Lane, Sheepy Magna. The new access with brick pillars and gates, track, parking and landscaping are in the process of being constructed. The application also proposes an agricultural equipment store/general storage/triple garage building of 18 m x 10m dimensions and 4.3 metres maximum height, located beyond the existing cattery building.

Elmsdale is utilised as the farmhouse to Elms Farm following the sale of the original farmhouse and barns. It is located within an area of the countryside as defined in the adopted Local Plan and is surrounded by fields. The site is screened from the road by a mature hedge. There are residential properties on the opposite side of Ratcliffe Lane.

The Design and Access Statement states that the intention is to provide easy access and turning of vehicles both domestic and farm related. The 8 metre wide track which is located close to the curtilage of the existing dwelling to contain the encroachment into the agricultural field, will be surfaced in permeable compacted hardcore. The statement refers to the new

track meeting an existing track beyond the application site. Fencing and landscaping details have been submitted with the application. The proposed storage/garage building will be timber clad and flat roofed to reduce its overall impact. The new gated access is proposed to be built of brick with timber gates.

History:-

08/00579/FUL Access, track and turning area Withdrawn 30.07.08
07/01321/FUL Erection of buildings for boarding cattery Approved 19.12.07

Consultations:-

No objections received from:-

Director of Community Services (Ecology) Head of Community Services (Pollution).

No objection subject to conditions have been received from Head of Community Services (Land Drainage).

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Director of Highways, Transportation and Waste Management (Highways) comments that whilst the Highway Authority has no objections in principle to this application, this is on the basis that the highway conditions imposed on application 07/0772/FUL are complied with.

Four letters of objection together with an aerial photograph of the site have been received on the following grounds:-

- a) application refers to 'existing' when planning permission does not exist for track (photo confirms)
- b) concern over linking this site to existing farm building complex and access on Main Road
- c) concern that new farmyard is being constructed
- d) scale of track is too large
- e) mud on lane since track constructed
- f) increase in number and size of traffic using site
- g) narrow access will cause large vehicles to pull out straight before turning on lane with the likely result that vehicles may mount pavement
- h) new access infringes privacy with vehicle lights shining in windows
- i) proposed building is eyesore and has floor area as large as a dwelling
- j) concern over potential use of building.

Policy:-

Government Policy

Planning Policy Statement 7 (Sustainable development in rural areas) evaluates uses in the open countryside, and seeks to ensure that development within the Countryside is sustainable and does not harm the character and appearance of rural landscapes.

Regional Spatial Plan

The Regional Spatial Strategy (RSS8) seeks to protect the open countryside and ensure that the development is sustainable.

Local Plan

The site is located within the countryside as identified in the adopted Hinckley & Bosworth Local Plan.

Policy NE5 states that the countryside will be protected for its own sake. However, planning permission will be granted for built and other forms of development provided that it is either important to the local economy and cannot be provided within or adjacent to an existing settlement where it does not have an adverse effect on the appearance or character of the landscape; is in keeping with the scale and character of the existing buildings and general surroundings; will not generate traffic likely to exceed the capacity of the highway network or impair road safety and is effectively screened by landscaping.

Policy BE1 of the Local Plan states that planning permission for development proposals will be granted where they complement or enhance the character of the surrounding area; where they comply with appropriate design, layout, highways and parking standards to ensure that it does not detract from the general character of the area or the amenities of adjoining residents; and incorporate landscaping to a high standard.

Policy T5 refers to the application of appropriate standards for highway design and parking targets for new developments unless a different level of provision can be justified.

Leicestershire County Council's 'Highways, Transportation and Development' document provides highway design guidance and parking standards.

Appraisal:-

Key Issues

The main issues to consider are the principle of such development, the impact on neighbours, effect on the character and setting of the countryside and traffic movements to and from the site.

Principle

The primary consideration is whether the development is acceptable in planning terms and does not have an unduly adverse effect on the character of the rural location. It is understood that the dwelling is occupied in connection with the agricultural use of the surrounding land. In principle a track required for agricultural purposes may be acceptable but this proposal appears to be required for domestic and agricultural use and could also be utilised in connection with the cattery business which exists on the site. The proposed track is 8 metres wide and will encroach into an existing agricultural field.

With regard to siting of the storage/garage building is described as being for agricultural storage and garaging. Any domestic garaging would be better sited within the existing curtilage and an agricultural storage building would be better sited close to the existing farm buildings.

Impact on neighbours

The mature hedging to the road frontage assists in screening the development from the residential properties which exist on the opposite side of Ratcliffe Lane. Whilst the proposed building will be screened from Ratcliffe Lane to some extent by the adjacent existing cattery building, it is 2.2 metres maximum height above the height of the cattery pens.

Impact on the Countryside

The site is situated in an area where the countryside is protected for its own sake as designated within the adopted Hinckley & Bosworth Local Plan. It is considered that the storage/garage building is excessive in mass and is unrelated to either the residential curtilage or the existing farm building complex.

The track, whilst reasonably screened from the lane is also considered to be an unwarranted, excessive and unnecessary construction working encroaching to an unacceptable degree into the countryside. Whilst it is accepted that landscaping is proposed as part of the application, this would not overcome the detrimental impact the development will have in this countryside location.

The building and track are unacceptable in terms of siting, size, appearance, overall mass and uncertainty about use and therefore does not satisfy adopted Development Plan policies nor conform to national government planning guidance in terms of protecting the open countryside from unwarranted development.

Highways

The Director of Highways, Transportation and Waste Management (Highways) has no objections to the application but has commented that this is based on the conditions imposed on the planning permission for the cattery not being complied with.

Other Issues

Officers have had considerable involvement with this site in the past due to complaints regarding unauthorised developments. During the consideration of this application, it has been noted that the cattery building as shown on the latest submitted plans, whilst not fully completed, has not been sited in accordance with the original planning permission (07/01321/FUL). Enforcement officers are investigating the unauthorised development on this site. The Design and Access Statement makes reference to an existing track which continues away from Elmsdale towards the existing farm complex. However, this development forms part of the enforcement investigation.

Whilst noting these other issues on the site, this planning application needs to be considered on its individual merits, and on planning grounds alone.

Conclusion

In conclusion it is considered that the proposal will have a detrimental impact on this part of the countryside. The proposal does not satisfy adopted Development Plan policies nor does it conform to national government planning guidance in terms of protecting the open countryside from unwarranted development.

If this planning application is refused then enforcement action will need to be considered for the new works, and if expedient, an enforcement notice issued to require the removal of the unauthorised development that has already taken place

RECOMMENDATION:- **REFUSE**, for the following reasons:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Reasons:-

- In the opinion of the Local Planning Authority the proposed development if approved would, by virtue of its design, siting and scale have a detrimental effect and constitute an unwarranted and undesirable visual intrusion of development in this part of the countryside with the consequential loss of visual amenity. The proposed development is therefore contrary to government guidance in Planning Policy
 - Statement 7 (Sustainable Development in Rural Areas), the Regional Spatial Strategy for the East Midlands (RSS8), Policies BE1 and NE5 of the Hinckley and Bosworth Local Plan (adopted February 2001).
- 2 List of plans used in the determination of this application:-Site location plan, block plan and wall detail, layout plan and garage building elevations.

Contact Officer:- Louise Forman Ext 5682

Item: 05

Reference: 09/00006/FUL

Applicant: Burbage Parish Council

Location: Millennium Hall Britannia Road Burbage Hinckley Leicestershire

Proposal: EXTENSIONS AND ALTERATIONS

Introduction:-

This application seeks full planning permission for an extension to the Millennium Hall, Burbage to provide additional office space and facilities for Burbage Parish Council. The application proposes to extend the single storey element of the existing building to the south, continuing the plane of the roof slope along the front elevation.

Burbage Millennium Hall was constructed in 2000 to provide a community facility and offices for the Parish Council. The site is located on the west side of Britannia Road, Burbage. Britannia Road is mainly a residential road with a few commercial properties clustered

around the junction with Windsor Street. To the west of the site is the hall car park and playing fields.

A design and access statement has been submitted in support of the application stating that the increased activities of the Parish along with a increase in requests from local residents to view planning applications has resulted in a greater demand for office space. The design of the proposed extension is in a style that matches the existing building.

History:-

08/00089/FUL	Installation of 2 no. air conditioning units	Approved	27.03.08
03/00348/FUL	Single Storey extension to hall	Approved	15.05.03
01/00138/CONDIT	Deletion of condition 11 of planning permission 97/00903/FUL to allow the use of amplified music without the	Withdrawn	

	prior written consent of the Local Planning Authority.		
00/00396/FUL	Erection of 9m flagpole	Approved	13.06.00
00/00355/CONDIT	Variation of conditions 10 and 11 of planning permission 97/00903/FUL to allow opening until midnight on Saturdays and New Years Eve and for the use of amplified music.	Refused	25.05.00
97/00903/FUL	Extensions to existing building	Approved	11.12.97

Consultations:-

Director of Community Services (Ecology) – has stated that bats have been recorded in the area.

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Site notice was displayed and neighbours notified.

At the time of writing the report comments have not been received from Neighbours.

Policy:-

Local Plan Policy

The site lies out side the settlement boundary as defined by the adopted Hinckley and Bosworth Local Plan.

Policy BE1 considers the design and siting of development and seeks to achieve a high standard of design that compliments the existing character of the surrounding area with regard to scale, mass and design and would not adversely affect the amenities of nearby residents.

Policy NE5 protects the countryside for its own sake and permits development in the countryside where it is for sport and recreation purposes and where it does not have an

adverse impact on the appearance or character of the landscape and it is in keeping with the scale and character of the existing buildings and general surroundings.

Supplementary Planning Guidance / Documents

Burbage Village Design Statement gives an overview of the village character and provides guidance notes to help guide new development in the area.

Appraisal:-

The main considerations with regards to this application are the impact of the proposal on the appearance of the streetscene and amenities of neighbouring residents.

Principle

The principle of a small extension to an existing community and sport facility located on the edge of the built up area is considered to comply with the requirements of Policy NE5.

Design

The proposed extension has been designed to continue the shape and height of the existing roof to the single storey office along the front of the building. The extension projects along the southern side of the building maintaining the roof profile. This element of the scheme would not be visible from the public highway. It is considered that the proposed design is of an appropriate mass and scale would not detrimentally affect the character or appearance of the streetscene.

Amenities

The proposal would have greatest impact on the adjoining property to the south 14, Britannia Road. The northern elevation of this property faces the application site. This elevation has no windows serving habitable rooms facing the proposal. It is considered that the proposal would not result in a significant loss of light to this property. High level obscure glazed windows are proposed in the south face of the proposed extension, however these would not result in overlooking and would maintain the privacy of the neighbouring residents.

Conclusion

In conclusion it is considered that the scale, design and massing of the proposed extension is in keeping with the existing building and would not harm the character or appearance of the street scene. It is considered that the proposed extension would not detrimentally affect the amenities of neighbouring residents. The proposal is therefore considered to comply with policies BE1 and NE5 of the adopted Local Plan.

RECOMMENDATION: - Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of its scale, location, massing and design when considered with the position of the neighbouring property, the proposed extension would not detrimentally affect the streetscene or the amenities of neighbouring residents and therefore would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing hall unless previously agreed in writing with the Local Planning Authority.

Reasons:-

- To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of plans used in the determination of this application:-Site Location Plan, KP/23/1, design and access statement

Contact Officer:- Sarah Humphries Ext 5680

Item: 06

Reference: 09/00012/DEEM

Applicant: Mr Alex Jones HBBC

Location: Langdale Recreation Ground Hinckley Leicestershire

Proposal: ERECTION OF 8M HIGH TUBULAR STEEL LIGHTING COLUMN

Introduction:-

This is a deemed application made under Regulation 3 of the Town and Country Planning General Regulations (1992) for one 8 metre high tubular steel column, fitted with two floodlights at Langdale Recreation Ground.

Permission is sought for the installation of this steel column with two 400 Watt Son/Tp area floodlights located adjacent to the western boundary of the existing multi-use games area (MUGA).

The multi-use games area is located within Langdale Recreation Ground, approximately 25 metres east of Brodick Road. The park is surrounded by the rear gardens of residential properties to the south, east and north with a playground and open space to the west. The open space to the west currently has planning permission for 49 dwellings but construction has not started.

The Design and Access Statement submitted with this application states the proposed column will be supplied with electricity via the pavilion which lies approximately 55 metres southwest of the MUGA. The lighting column will be located on the western side of the ball

court; the closest side to Brodick Road. The lighting system will also be put on a timer to minimise the impact on neighbouring properties. The Statement highlights that the installation of this lighting column will extend the usage of the play facilities especially in the winter months. In addition the Statement states local residents were surveyed regarding the development of the MUGA with the majority of the respondents supporting the scheme. Further consultation revealed of the 248 completed questionnaires distributed to local residents 21 respondents thought the plans for the MUGA could be improved through increased safety and security.

A Cartesian Intensity diagram was also submitted with the application which illustrates the maximum luminance level of the proposal would be 560 Candellas/1000M2.

History:-

88/00810/4	Retention of Portaloo 50 Toilet Unit	Approved	01.05.88
84/01150/4d	Construction of BMX Track and Associated Landscaping	Approved	19.02.85
84/00624/4	Construction of BMX Cycle Track with Access from Langdale Road	Approved	21.08.84
84/00215/4	Retention of 4 Wooden Sheds	Approved	01.05.84
82/00816/4	Retention of 4 Sheds	Approved	16.11.82

Consultations:-

No response has been received from:-

Sports Council East Midlands Region The Cyclist Touring Club

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Head of Corporate and Scrutiny Services (Green Spaces) Head of Environmental Services (Pollution) Neighbours.

Leicestershire & Rutland Playing Fields Association support the application.

Policy:-

Planning Policy Guidance 17: 'Planning for Open Space, Sport and Recreation' states when considering applications for floodlighting, local authorities should ensure local amenity is protected.

Policy BE1- 'Design and Siting of Development' states planning permission will be granted for development which does not adversely affect the occupiers of neighbouring properties or detract from the character of the area.

Policy BE26- 'Light Pollution' states development incorporating a lighting scheme should not create a nuisance to nearby residents or road users, create light spillage or unnecessarily high levels of light or affect the character or appearance of the area.

Appraisal:-

The main considerations with regards to this application are the impact of the scheme on the character of the area, the amenity of nearby residential properties, access for future maintenance and the principle of the development.

Principle of Development

The proposed lighting column situated adjacent the existing multi-use games area is designed to provide light to a sports area used by children. During the winter months these outdoor play facilities can be underused. This proposal aims to bring the multi-use games area into more frequent use during evening hours providing a safer, more secure environment for the children using the facility.

Design and Impact on Character of Area

The use of tubular columns for floodlighting for various pitches within areas of open space are common features and the 8 metre high column for this scheme located adjacent to the MUGA is unlikely to detract from the character of the area.

Accessibility

Access to the park is provided off Brodick Road which stands approximately 25 metres from the proposed column. The column, situated adjacent to the MUGA can be easily accessed on foot and vehicles are able to park adjacent the column on Brodick Road and access for future maintenance is not expected to present a problem.

Impact on Neighbours

Any lighting scheme should be assessed for its impact on nearby residents. Although Langdale Recreation Ground is surrounded by residential properties the nearest property to the proposed column stands approximately 100 metres away. The proposed residential development to the west of Brodick Road is not expected to be closer to the column than existing residential properties.

At the time of writing this report, details of the floodlights other than luminance levels have not been submitted but have been requested from the applicant. However luminance levels have been submitted with a maximum luminance level of 560 Candellas/1000M2 expected, which would be acceptable in this location when the open location and distance from residential properties is considered.

A condition requiring the lights to be installed to include a screening element to prevent excessive light spilling into the surrounding area and limits on its hours of operation through an automatic timer will further ensure the amenity of local residents.

Conclusion

Overall the proposal is considered acceptable in regards to impact on the character of the area, access to the installation and with conditions relating to hours of use and positioning of the floodlight lamps to face toward the pitch would be acceptable in terms of impact on neighbours amenity. Therefore this scheme is recommended for approval with conditions and is in accordance with Planning Policy Guidance 17 and Local Plan Policies BE1 and BE26.

RECOMMENDATION: - Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1 and BE26 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Before the installation of the hereby approved lighting column details of light fittings to be installed shall be submitted to and approved in writing by the Local Authority. The lighting shall be erected in accordance with the approved details and maintained for the life of the development.
- The floodlights on the lighting columns hereby approved shall not be operated before the hours of 08:00 nor after 22:00 hours on any day.

Reasons:-

- To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure the amenity of nearby residents
- 3 To ensure the amenity of nearby residents and to avoid unnecessary levels of light.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of plans used in the determination of this application:-Drawing number:- M07.160.01

Contact Officer:- David Kiernan Ext 5898

Item: 07

Reference: 09/00013/DEEM

Applicant: Mr Alex Jones HBBC

Location: Clarendon Park Playing Fields Coventry Road Hinckley

Leicestershire LE10 0NQ

Proposal: ERECTION OF 8M HIGH TUBULAR STEEL LIGHTING COLUMN

Introduction:-

This is a deemed application made under Regulation 3 of the Town and Country Planning General Regulations (1992) for one 8 metre high tubular steel column, fitted with two floodlights at Clarendon Park Playing Fields.

Permission is sought for the installation of this steel column with two 400 Watt Son/Tp area floodlights located adjacent to the southern boundary of the existing multi-use games area (MUGA).

The multi-use games area is located within Clarendon Park, approximately 200 metres north of the Coventry Road site entrance. The park is surrounded by the rear gardens of residential properties to the south, west and north with industrial premises to the east.

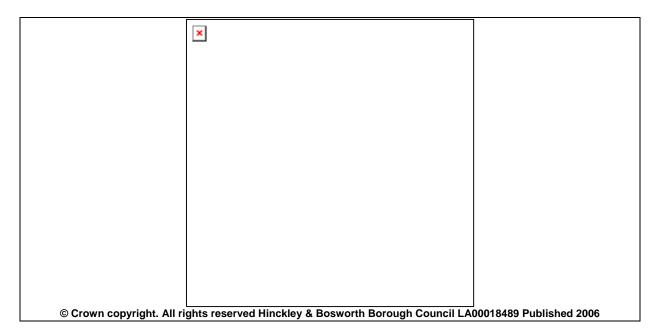
The Design and Access Statement submitted with this application states the proposed column will be supplied with electricity through a cable via a trench from Coventry Road and will involve ducting through the existing car park. The lighting column will be located on the southern side of the ball court; the closest side to Coventry Road. The lighting system will also be put on a timer to minimise the impact on neighbouring properties. The Statement highlights that the installation of this lighting column will extend the usage of the play facilities especially in the winter months.

A Cartesian Intensity diagram was also submitted with the application which illustrates the maximum luminance level of the proposal would be 560 Candellas/1000M2.

History:-

87/01267/4 Retention of Storm Porch Approved 11.01.88

81/00517/4d Erection of Sports Pavilion Approved 21.07.81 and public Conveniences



Consultations:-

No response has been received from:-

Sports Council East Midlands Region The Cyclist Touring Club Head of Corporate and Scrutiny Services (Green Spaces)

Head of Environmental Services (Pollution).

Leicestershire & Rutland Playing Fields Association supports the application.

Director of Community Services (Ecology) supports the application provided light spillage does not extend past the Multi use games area.

No objection from Neighbours.

Policy:-

Planning Policy Guidance 17: 'Planning for Open Space, Sport and Recreation' states when considering applications for floodlighting, local authorities should ensure local amenity is protected.

Policy BE1- 'Design and Siting of Development' states planning permission will be granted for development which does not adversely affect the occupiers of neighbouring properties or detract from the character of the area.

Policy BE26- 'Light Pollution' states development incorporating a lighting scheme should not create a nuisance to nearby residents or road users, create light spillage or unnecessarily high levels of light or affect the character or appearance of the area.

Appraisal:-

The main considerations with regards to this application are the impact of the scheme on the character of the area, the amenity of nearby residential properties, access for future maintenance and the principle of the development.

Principle of Development

The proposed lighting column situated adjacent the existing multi-use games area is designed to provide light to a sports area used by children. During the winter months these

outdoor play facilities can be underused. This proposal aims to bring the multi-use games area into more frequent use during evening hours providing a safer more secure environment for the children using the facility.

Design and Impact on Character of Area

The use of tubular columns for floodlighting for various pitches within areas of open space are common features and the 8 metre high column for this scheme located adjacent to the MUGA is unlikely to detract from the character of the area.

Accessibility

Access to the park is provided off Coventry Road which stands approximately 200 metres from the proposed column. The column, situated adjacent to the MUGA can be easily accessed on foot and vehicles are able to reach the lower end of the park, and access for future maintenance is not expected to present a problem.

Impact on Neighbours

Any lighting scheme should be assessed for its impact on nearby residents. Although Clarendon Park is surrounded by residential properties the nearest property to the proposed column stands approximately 130 metres away.

At the time of writing this report, details of the floodlights other than luminance levels have not been submitted but have been requested from the applicant. However luminance levels have been submitted with a maximum luminance level of 560 Candellas/1000M2 expected.

which would be acceptable in this location when the open location and distance from residential properties is considered.

A condition requiring the lights to be installed to include a screening element to prevent excessive light spilling into the surrounding area and limits on its hours of operation through an automatic timer will further ensure the amenity of local residents.

Conclusion

Overall the proposal is considered acceptable with regards to impact on the character of the area, access to the installation and with conditions relating to hours of use and positioning of the floodlight lamps to face toward the pitch would be acceptable in terms of impact on neighbours' amenity. Therefore this scheme is recommended for approval with conditions and is in accordance with Planning Policy Guidance 17 and Local Plan Policies BE1 and BE26.

RECOMMENDATION: That Committee agree to the development being carried out under Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1 and BE26 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 2 Before the installation of the hereby approved lighting column details of light fittings to be installed shall be submitted to and approved in writing by the Local Authority. The lighting shall be erected in accordance with the approved details and maintained for the life of the development.
- The floodlights on the lighting columns hereby approved shall not be operated before the hours of 08:00 nor after 22:00 hours on any day.

Reasons:-

- To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure the amenity of nearby residents
- To ensure the amenity of nearby residents and to avoid unnecessary levels of light.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of plans used in the determination of this application:-Drawing numbers SD/13/3 and Customer Plan

Contact Officer:- David Kiernan Ext 5898

Item: 08

Reference: 09/00029/FUL

Applicant: Trafford Knitwear

Location: Common Farm Barton Road Carlton Nuneaton Leicestershire

Proposal: CONVERSIONS OF BARNS INTO 2NO DWELLINGS.

Introduction:-

This is the resubmission of an application which was refused at Planning Committee in November 2008 for the conversion of barns into two residential units at Common Farm, Barton Road, Carlton. The proposed floor plans for the two barns are the same as a scheme approved in 2005 (05/00197/FUL).

Common Farm is located off Barton Road, between Market Bosworth and Carlton and is accessed by an existing track. The barns form part of the group of outbuildings to a former

farm complex which is located within the countryside. Other barns within the complex have been renovated and granted planning permission for change of use for industrial purposes.

The original application to convert the barns to two residential units, and a further barn into an industrial unit, has been commenced (05/ 00197/FUL). It was supported by a structural survey dated August 2005, which stated that the barns were generally in a sound structural condition with the expected deterioration from the weather elements and their agricultural use. Their conversion/modernisation would not need significant structural alterations nor enhancements assuming suitable consideration was given to the design and specification. That permission allowed for some minor work on one gable end but since work has commenced on site to implement the permission, it has been found that the condition of the structure of the high barn has deteriorated significantly and the majority of that part of the structure has now been demolished.

The ridge detail to be retained on part of one of the barns has been omitted on this application. The application also proposes a change to the access arrangements previously approved for the barns by utilising the existing access rather than providing a new access road within the field to the north of the site. The proposed conversion to two residential properties provides barn one with accommodation on ground floor only and the other over two floors, utilising the high barn, which now requires rebuilding. Barn 1 has three bedrooms, one with ensuite, kitchen, dining room, sitting room, utility and bathroom. Barn 2 has four bedrooms, two with ensuites, kitchen, dining room, sitting room, utility and bathroom.

A design and access statement and supporting statement have been submitted with this application which state that this application seeks to demonstrate that the amount of proposed rebuilding is not substantial. The statement goes on to say that the amount of

rebuilding is 35% of the total wall area and refers to another site where more extensive rebuilding was permitted. The statement confirms that the walls of the high barn fell down during works to a nearby structure and that this was accidental and due to the fragile state the walls were in. The design principles remain the same as in 2005 in terms of the elevations and plan layout and confirms that it is intended to re-use the existing bricks and the stone plinth. The existing access is to be improved in line with conditions previously imposed in connection with the rebuilding of the dwelling on the site.

An updated structural survey has also been submitted which states that the high barn structure was unsound in that the flank walls had rotated outwards which had given rise to separation cracks between the flank walls and both gables. The movement evident was so severe that the flank walls could no longer be salvaged. Furthermore, any attempt to execute rebuilding or repair would result in unacceptable safety hazards to the workforce. As previously reported, the Borough Council's Building Control Officer comments that at the time of his initial site inspection, it was hard to ascertain the full extent of the structural condition of this building, due to its continued used for storage of machines and other amount of farm equipment etc.. The various cracks and bulges around the outside the building were visible however, as were the ties through the building trying to restrain the bulges, and at the time it seemed that, with remedial works, the conversion may be possible, but the structural report appeared to be a bit conservative as to the full condition of the building. The major factor to the worsening of the movement of the building was the bottom 1.5m of the wall being constructed of stone, which appeared to be acting as a pivot to the brickwork above and not giving it sufficient lateral support or resistance to overturning that had started to occur.

History:-

05/00197/FUL	Conversion of barns to two dwellings and one barn to industrial unit	Approved	22.11.05
07/00324/FUL	Extensions and Alterations to Dwelling	Approved	03.05.07
06/01203/FUL	Demolition of Existing Dwelling and	Withdrawn	15.12.06

	Erection of a New Dwelling and Detached Garage		
08/00414/FUL	Demolition of remaining external walls from previous approval 07/00324/FUL, erection of new dwelling and conversion of outbuilding to garage	Approved	11.06.08
08/00978/FUL	Conversion of barns to 2 No dwellings	Refused	24.11.08
	×		

Consultations:-

No objections received from:-

Director of Highways Transportation and Waste Management (Highways)
Severn Trent Limited
Market Resworth Parish Council (subject to the barres being used for reside)

Market Bosworth Parish Council (subject to the barns being used for residential and not commercial use)

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Carlton Parish Council

Market Bosworth Society

Head of Community Services (Land Drainage).

Site Notice

neighbours.

Policy:-

Central Government Guidance

Planning Policy Statement 7 Sustainable Development in Rural Areas encourages the re-use of appropriately located and suitably constructed existing buildings within the countryside where this meets sustainable development objectives. In assessing such development consideration should be given to the potential impact on the countryside, landscape and

wildlife; accessibility to settlements; the suitability of different types of building and of different scales for re-use; the need or desire to preserve buildings of historic interest or that contribute to local character.

Regional Policy

Regional Spatial Strategy for the East Midlands (RSS 8) in Policy 6 considers the priorities for development in rural areas. It states that development in such areas should maintain the

distinctive character of rural communities. Policy 26 seeks to protect and enhance the Region's natural heritage and states that damage to natural assets or their settings should be avoided wherever and as far as possible, recognising that such assets are usually irreplaceable. Unavoidable damage must be minimised and clearly justified by a need for development in that location which outweighs the damage that would result.

Local Plan

The site lies outside the settlement boundaries for Market Bosworth and Carlton as identified in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 requires high quality design which complements or enhances the surrounding area and adjacent properties in terms of mass, scale, design, density, materials and architectural features while retaining adequate amenity and privacy.

BE20 stipulates a number of criteria by which proposals in the countryside should adhere to. The proposed use should not adversely impact on the appearance and character of the landscape or building for conversion. The building should be in a structurally sound condition and capable of conversion without significant adaptation and rebuilding. Future occupiers should not be affected by existing activities nor should the proposal impact on a protected wildlife habitat. The proposal should not affect Highway Safety and should comply with Highway criteria.

Policy NE5 states that the countryside will be protected for its own sake. Planning permission will be granted provided that the development is important to the local economy and cannot be provided within or adjacent to an existing settlement and where the proposal does not have an adverse effect on the character and appearance of the landscape; is in keeping with

the scale and character of existing buildings and the general surroundings, is effectively screened by landscaping and will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

Policy T5 applies County Council highway standards to new developments in terms of both highway design and parking targets unless a different level of provision can be justified.

The Council's Supplementary Planning Guidance (SPG) on the Conversion of Rural Buildings states that the re-use and adaptation of existing rural buildings has an important role to play in meeting the needs of rural areas particularly for commercial and industrial purposes: reducing the need for new buildings; avoiding vacant buildings becoming prone to vandalism and dereliction; and providing employment. Where demolition and rebuilding of walls would be required to secure the structural integrity of the building, planning permission will not be forthcoming, as the result would be a new building in the countryside which in itself is contrary to policy. Generally, significant extensions to a barn as part of an overall conversion will be unacceptable. Garages should be provided within the initial scheme as the Council will strongly resist the provision of garages after the conversion has taken place. The sustainability of a development proposal will be a key factor in its determination. The guidance gives further detailed advice regarding external and internal building design features, the setting of the buildings, habitat preservation and creation, and landscaping.

Appraisal:-

As with the previous application, the main considerations with regard to this application are the principle of the development, impact on the countryside and access arrangements.

Principle and Supporting Statement

The supporting statement submitted by the applicants solicitor states that as a consequence of decay to the fabric of the barn the structural integrity of the two flank walls was irretrievably compromised resulting in elements of those walls collapsing during site works. This is through no fault of the applicant. The principle and design established in 2005 was

considered acceptable by the Council at the time. This application is therefore only in effect in relation to the partial rebuilding of barn 2 that has collapsed and 'no planning harm' would be caused by its approval. The statement says that a precedent would not be set by approving a scheme indistinguishable in terms of design and appearance to the one previously approved and that the planning policy framework should be considered balanced with material considerations of the scheme on its own merits and not in a vacuum.

Furthermore, the statement refers to the previous committee report which confirmed that site visits by the Council's Building Control Section had noted that this part of the building was in a poor state of repair. The walls collapsed prior to the previous application being considered. The statement challenges the refusal reason in that it refers to 'the barn needs considerable rebuilding and as such will result in a building which is tantamount to a new dwelling in the countryside' on the basis of 35% of the original brickwork being lost. The applicant has not tried to circumvent the planning system by concealing the events on site and has engaged with the Council by pre-application advice.

When considering the previous application, the amount of rebuilding required was couched in terms of floorspace. It was estimated that the rebuilding works proposed resulted in almost two thirds of the floor space of barn 2 being new build. The application is therefore contrary to the aims of Policies BE20 and NE5.

As previously stated, the Inspector's appeal decision in relation to Watling Street Farm, said that 'policies seek to control strictly the amount of new building in the countryside...I give only very limited weight to the fact that it would look like either, a) a previous building now largely removed, or b), that previous building as it would have looked had a planning permission been properly implemented. Current national and local policies are cautious about allowing

'new residential uses' to be established in the open countryside, outside defined settlements (hence the preference for commercial, etc., re-use of existing buildings).'

Members will recall that the application in relation to the rebuilding of the farmhouse on the site (08/00414/FUL) was supported because Building Control were able to verify the structural report in relation to the stability of the building, there had also been a recent Inspector's appeal decision in relation to a replacement dwelling on another site where the Inspector had found that whilst retention of part of the structure was possible, rebuilding was considered acceptable as it was more cost effective and environmentally beneficial as a new dwelling would have better energy efficiency and lower CO2 emissions, and it was considered that the to be special justification for a replacement dwelling under policy RES10. This application differs in that it relates to conversion of a barn not previously a dwelling so RES5 does not apply in this case.

Impact on the Countryside

The site is within an area of countryside where policy seeks to protect the countryside for its own sake, the site is not overly prominent and the barns are screened from the main road by a mature hedge. The policy allows for change of use, reuse and extension of existing buildings providing the development would not have an adverse effect on the appearance or character of the landscape and is in keeping with the scale and character of existing buildings and the general surroundings. Furthermore, the Supplementary Planning Guidance pays particular regard to the setting of converted buildings, requiring the appearance to retain their rural character and for the domestic appearance to be concealed from general view. It is considered that the proposal does not have an adverse effect on the countryside subject to the domestic elements being controlled by the removal of 'permitted development' rights in accordance with the previously approved application.

Access Arrangements

This application proposes utilisation of the existing access rather than providing a new roadway within the field to the north of the site. In this respect, the proposal will have a

lesser impact on this countryside location than the previously approved scheme. The Director of Highways Transportation and Waste Management (Highways) has no objections to this proposal.

Conclusion

In summary, the conversion of existing redundant agricultural buildings in the countryside to residential use can be acceptable in principle subject to the applicant demonstrating that the buildings are capable of conversion in structural terms. Whilst the proposal is considered to have no greater impact on the openness and appearance of the countryside than the previous permission, due to the circumstances met through the deterioration of the building and the carrying out the works, barn 2 now requires 35% of its brickwork rebuilding or almost two thirds of its floorspace in order for the proposed scheme to be implemented. This is considered to be significant and a considerable amount of rebuilding which does not meet adopted policies and as such will result in a building which is tantamount to a new dwelling in the countryside. Therefore there is no change to the consideration of the previous application, no mitigation that would allow the setting aside of policy and this application is also recommended for refusal.

RECOMMENDATION: - REFUSE, for the following reasons:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Reasons:-

The proposed development represents a substantial amount of re-building to Barn 2 that would be tantamount to the building of a new dwelling in the countryside. The

proposed development is therefore contrary to government guidance in Planning Policy Statement 7 (Sustainable Development in Rural Areas), the Regional Spatial Strategy for the East Midlands (RSS8), Policies BE1, BE20 and NE5 of the adopted Hinckley and Bosworth Local Plan and the Borough Council's adopted Supplementary Planning Guidance on the Conversion of Rural Buildings.

- The approval of this proposal would set a precedent for the consideration of further applications of a similar nature, to which the Local Planning Authority would also object but which would consequently be difficult to resist, it would therefore be contrary to the aims of policy BE1 of the adopted Hinckley and Bosworth Local Plan.
- 3 List of plans used in the determination of this application:site location plan, 5960A-01. 5960B-B-C-Floor Layout (A), 5960C-06D, 5960P-B-C-Elevations (A)

Contact Officer:- Louise Forman Ext 5682

Item: 09

Reference: 09/00072/FUL

Applicant: Mr Anthony Brown

Location: 16 Johns Close Burbage Hinckley LE10 2LY

Proposal: EXTENSIONS AND ALTERATIONS TO DWELLING RE-SUBMISSION

OF 08/01133/FUL

Introduction:-

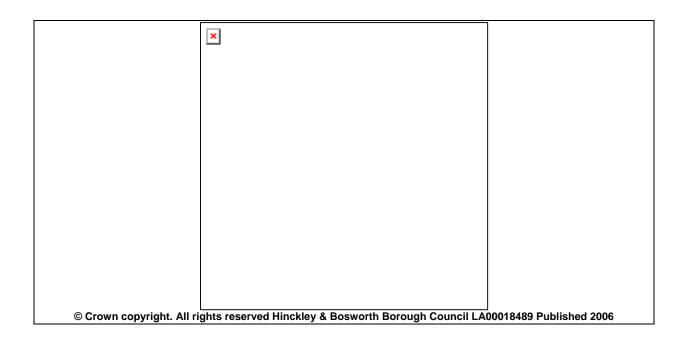
This application requires determination by the Planning Committee as a relative of the applicant is employed by the Borough Council. It is a full application that seeks planning permission for a 1½ storey side/rear domestic extension and alterations to provide a large garage and utility at ground floor and a study at first floor. An existing single flat roofed garage is to be demolished and a section of conifer hedge along the eastern boundary of the curtilage is to be removed.

The existing dwelling is a detached bungalow with accommodation within its steeply pitched roof and is located within a small cul de sac in a residential area of Burbage. The bungalow is constructed of red facing bricks with brown interlocking concrete roof tiles. There is an in and out vehicular circulation drive in the front garden. The area is characterised by dwellings of a mix of different scales, styles and designs.

History:-

08/01133/FUL Extensions and Alterations to Withdrawn 22.01.09

Dwelling



Consultations:-

No objection has been received from:-

Burbage Parish Council Head of Community Services (Pollution) Head of Community Services (Land Drainage).

Director of Community Services (Ecology) does not object but refers to the potential presence of bats and nesting birds in roof spaces.

Neighbours notified, one letter received raising concerns that the extension changes the character of the existing dwelling to a house and that the vertical rear wall of the extension will be much closer to their property and extends beyond the existing building line.

Policy:-

The site lies within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 of the adopted Local Plan seeks to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development: complements or enhances the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features; incorporates adequate provision for off street parking and does not adversely affect the occupiers of neighbouring properties.

Policy T5 of the Local Plan refers to the application of appropriate standards for highway design and parking targets for new developments unless a different level of provision can be justified.

Further advice on general principles to encourage good design for new house extensions is contained in the Borough Council's Supplementary Planning Guidance on House Extensions.

Further advice on the principles, design features and quality standards that should be adopted to extend property in the village of Burbage is contained in the Burbage Village Design Statement (Zone 3 - Sketchley Manor Estate).

Appraisal:-

The main considerations with regards to this application are the scale and design of the extension and alterations and their impact on the street scene and the privacy and amenities of the occupiers of adjacent dwellings.

Scale and Design

The 1½ storey side extension is set back 1.3 metres from the front elevation of the existing dwelling in line with the existing garage. It extends to within 600mm of the side boundary to retain rear access but is still less than half the width of the original dwelling. The ridge is level with that of the existing dwelling and provides additional accommodation within the roof space of this dormer bungalow. Whilst the extension introduces a gable to the front elevation the set back will ensure that the original dwelling remains the dominant element. To the rear, an asymmetric gable projects 2 metres from the rear elevation which introduces a visually awkward element to the dwelling but one that will not be seen from public areas. The side elevation also has an awkward design as the extension widens towards the rear to follow the boundary line but this will be largely obscured by the adjacent bungalow. External materials are to match those of the existing dwelling. Adequate private amenity space and car parking is retained within the curtilage of the dwelling.

Impact on Neighbours

The proposed 1½ storey extension projects 3.2 metres forward of No. 15 Johns Close at a separation distance of approximately 1.4 metres. There is a habitable room window on the front elevation of No. 15 close to the side boundary that is currently compromised to a large extent by a line of tall conifer trees, some of which will be removed to facilitate rear access. The proposed extension will not have any greater impact than these trees on the window of the adjacent dwelling and the occupiers of No. 15 have confirmed verbally during a site visit that they have no objection to the proposed extension as their room runs full length front to back and the main window is to the rear on a south facing aspect. There are no windows on

the side elevation of No. 15 and the proposed extension does not project beyond its rear elevation. The relationship to No. 15 is therefore considered to be acceptable.

The extension will project 2 metres to the rear of the existing dwelling and will introduce a vertical wall on the rear elevation that will be closer to the bungalow to the rear known as Avon Lodge. The occupier of this property has raised concerns regarding the impact that this will have on amenities, however, the resulting separation distance will still be approximately 20 metres and the gable is offset to a large degree from the rear elevation of Avon Lodge. Given this relationship, it is not considered that the extension will have an overbearing impact. There is only one first floor window proposed in the rear elevation and this is indicated as being fixed and obscure glazed to remove any potential overlooking or impact on the privacy of the dwelling to the rear. A condition to ensure that this window is fixed and obscure glazed at all times in the future is included in the recommendation. In addition there is some vegetation along the rear boundary together with boundary fencing. The relationship to Avon Lodge is, therefore, also considered to be acceptable.

Conclusion

The scale of the extension respects that of the existing dwelling and street scene. The design is acceptable and the extension will not adversely affect the privacy or amenities of the occupiers of neighbouring dwellings. Adequate private amenity space and car parking is

retained within the curtilage of the site. The application is acceptable in terms of policy BE1, the Council's Supplementary Planning Guidance on House Extensions and the Burbage Village Design Statement and is therefore recommended for approval.

RECOMMENDATION: - Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it would respect the scale and character of the existing dwelling, be built of matching materials, retain adequate parking within the curtilage, and would not adversely affect the occupiers of neighbouring properties.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.
- The first floor window to be inserted in the south elevation (facing Avon Lodge) shall be fitted with obscure glazed fixed lights as indicated on the approved plan and retained as such at all times thereafter.

Reasons:-

- To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of Plans used in the determination of this application:- B08/10/L01; B08/10/BL01; B08/10/E01Revision B; B08/10/P01 Revision C.

Contact Officer:- Richard Wright Ext 5894

Item: 10

Reference: 09/00076/FUL

Applicant: Burbage Parish Council

Location: Woodland Avenue Play Area Burbage Leicestershire

Proposal: MULTI USE GAMES AREA

Introduction:-

This is a full planning application by Burbage Parish Council for the erection of a Multi Use Games Area. The MUGA will be centrally located on the existing playing field, south of the existing play area. The playing field is located to the south of Woodland Avenue and south west of The Meadows in Burbage. The site is currently grassed, with a single football goal and a basketball net and court. A newly equipped children's play area is located to the north. The site is accessed on foot from Pickering's Place, a new residential development located on the former Sunnydene Works site off Woodland Avenue. The site can also be accessed on foot from the Meadows and Cambourne Road. There is currently no direct vehicle access to the site. There is landscaping along the northern and eastern boundaries. Residential properties surround the site.

The MUGA will measure approximately 20m x 12m. The surfaced court is to be surrounded by fencing, ranging in height from 2.8m to 3.8m. The facility will host a range of activities including football, basketball and hockey. No additional landscaping is proposed to screen the development. The MUGA will be constructed from painted galvanised steel.

History:-

There is no planning history relevant to this site.



Consultations:-

At the time of writing this report no comments have been received from:

Director of Highways, Transportation and Waste Management (Highways)
Director of Community Services (Ecology)
Head of Community Services (Pollution)
Neighbours
Parish Council
Site Notice.

No objections have been received from Head of Community Services (Land Drainage)

Two letters of objection have been received from residents of Cambourne Road. These state that the proposal will result in over development of a relatively small playing field; raise issues concerning the scale, height and materials used, and the additional noise, disturbance, exclusion, and vandalism the proposal will cause.

A petition has also been received opposing the application. This contains 36 signatures from residents surrounding the site.

Policy:-

National Policy

PPG 17 - Planning for Open Space, Sport and Recreation states that sports facilities such as these have a vital role to play in promoting healthy living, preventing illness and aiding the

social development of children. Paragraph 18 provides guidance on enhancing open spaces and sets the criteria which should be assessed as part of the consideration of any application. These include ensuring compatibility with adjoining land uses, encouraging better accessibility and promoting better use by designing out crime.

Local Plan Policy

Policy BE1 states that the Council will seek a high standard of design to ensure attractive development which safeguards and enhances the existing environment.

Policy BE19 seeks to retain any open area of land which makes a contribution towards the special character of the settlement.

Policy REC4 states that planning permission will be granted for new recreational facilities provided they do not have a detrimental impact upon adjacent land uses or residents. The form, scale and design of the proposal should also be in keeping with the area and not detract from the character of the landscape.

Policy REC1 relates to the designation of the land as a playing field.

Policy CF1 relates to the development of community facilities, including assembly and leisure uses. This states that planning permission will be granted within or abutting the centres of local settlements where the development will have no adverse impact on the amenities of surrounding residents or on the character of the area, will not result in overdevelopment of the site and would comply with highway requirements.

The Play and Open Space Supplementary Planning Document encourages the development of recreational facilities such as that proposed.

Appraisal:-

The main considerations with regards to this application are the impacts of the proposed development on visual and residential amenity and on the character of the area.

Principle

As the development will be situated in an existing recreational area, the principle of the development is considered acceptable.

Residential Amenity

Given the use of the site as a playing field, a certain amount of disturbance is likely already. However given the range of activities proposed and due to the MUGA being centrally located and incorporating noise dampening panels, which absorb sound and reduce vibration, impacts on the amenity of surrounding residential properties will be reduced. Further, the landscaping and vegetation cover to the north and east will help screen and buffer noise from the proposal. Accordingly given the distance of surrounding properties from the proposal (30m to 40m) and the sites screening, any additional disturbance will be marginal, having no material planning impact and will not warrant refusal of the application.

Visual Amenity and Character of the surrounding area

The MUGA is relatively large, having a surface area of 220m, and is surrounded by fencing ranging in height from 2.8 to 3.8 metres. The design of the proposal and the materials used are typical of this type of development, helping assimilate the development into its surroundings and the existing vegetation cover will provide screening. Given its central position, the MUGA will not be visible from the highway. Despite its proportion, the scale of the proposal is considered appropriate given the size of the playing field and is therefore in keeping with the character of the area.

The facility is unlikely to generate any need for the creation of a vehicular access.

Conclusion

This community facility will enhance the range of activities currently available on the playing field, accordingly community cohesion and sustainability of the site will be increased. Its design, scale and location is in keeping with the character of the surrounding area and its use will not result in a further detrimental impact on the amenity of surrounding residents.

RECOMMENDATION: - Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of its design, scale and location the proposal has no material impacts on either visual or residential amenity or on the character of the surrounding area. The development is therefore considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE19, CF1, REC1, REC4

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons:-

To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Notes to Applicant:-

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 List of plans used in the determination of this application:- Drg No. SK-508; 4/69600; OS Sitemap scale 1:1250; Design and Access Statement

Contact Officer:- Eleanor Shaw Ext 5691

PLANNING COMMITTEE – 10 MARCH 2009

REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES RE: DRUID STREET, NEWBOLD VERDON AND SHACKERSTONE CONSERVATION AREA STATEMENTS & MANAGEMENT PLANS

1. **PURPOSE OF REPORT**

1.1 To seek Members' approval to adopt the Conservation Area Statements and Management Plans for the conservation areas in Druid Street in Hinckley and the villages of Newbold Verdon and Shackerstone.

2. **RECOMMENDATION**

That Council adopts the Conservation Area Statements and Management Plans for Druid Street in Hinckley and the villages of Newbold Verdon and Shackerstone as Planning Guidance.

3. **BACKGROUND TO THE REPORT**

- 3.1 The conservation area in Druid Street was declared in January 2002, Newbold Verdon in November 1989 and Shackerstone in September 1992. Conservation Area leaflets were produced at that time which set out the extent of the Conservation Areas, and gave brief information about the impact of designation on property owners in the area. The information provided in the leaflets is similar to that provided for all Conservation Areas in the Borough.
- 3.2 As reported to the Planning Committee on 2nd February 2007, it is intended to review all Conservation Areas in the Borough and issue a Conservation Area Statement and Management Plan for each area. The statement will assess the significance of the designated area and analyse how that significance is vulnerable to change. Its aim is to preserve and enhance the character of the area and to provide a basis for making sustainable decisions about its future through the development of management proposals. The documents will provide a description of the historical development of the settlement, set out the important features of the conservation area which should be protected and indicate the planning guidance and policies which apply to new development in the area.
- 3.3 The benefits of a comprehensive appraisal of a conservation area are that it will provide a sound basis for development control decisions, for protecting local heritage, for developing initiatives to improve the area and as an educational and informative document for the local community.
- 3.4 The Management Plan for the Conservation Area will take the form of a mid to long term strategy for preserving and enhancing the conservation area. It will address the issues and make recommendations for action arising from the statement and identify any further detailed work needed for their implementation. It will also set out specific enhancement schemes for the public realm and aim to secure the repair of important heritage features and buildings in the area. The plan will also include a photographic survey, which will be used as a mechanism for monitoring future change in the designated area.

3.5.1 The Conservation Statement and Management Plan for Druid Street, Newbold Verdon and Shackerstone have recently been completed by officers of the Council. A public meeting was held at the Unitarian Chapel in Hinckley, the church hall in Newbold and the village hall in Shackerstone which were very well attended by local residents and Parish and the Borough Councillors.

4.0 **FINANCIAL IMPLICATIONS** (IB)

None arising directly from this report.

5.0 **LEGAL IMPLICATIONS**

- 5.1.1 Under section 71 Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas, to submit these for consideration to a public meeting in the area to which they relate, and to have regard to any views concerning the proposals expressed by persons attending the meeting.
- 5.1.2 At the meeting of the Full Council on 26 February 2009, it was agreed that the adoption of these documents will be delegated to the Planning Committee to be held on 10th March 2009.

6.0 **COMMUNITY PLAN IMPLICATIONS**

6.1 The new Conservation Area Statements will further protect the Borough's Heritage. (chapter 5 of the Community Plan).

7.0 CORPORATE PLAN IMPLICATIONS

The preparation of the Conservation Area Statements and Management Plans both meet Strategic Objective 7 of the Corporate Plan.

8.0 **CONSULTATION**

- 8.1 At Shackerstone, an exhibition was held in the Village Hall on 24th February 2009. The display included the study findings and future management recommendations illustrated by photographs, drawings and maps.
- 8.2.1 The exhibition generated a lot of public interest and 34 people attended. There were no adverse comments. The displays gave the opportunity to provide additional information about the purpose of Conservation Area designation, the impact of the additional controls over land and property, and guidance regarding the type of development that is acceptable.
- 8.3 At Newbold Verdon a public exhibition was held at the Church Hall on Wednesday 9 February. The exhibition was attended by 56 residents, the Borough Councillor and a Parish Councillor, Generally, everyone supported the conservation proposals.
- 8.4 The Druid Street exhibition was held at the Unitarian Chapel on Baines Lane on 18th February and 19 people including the Mayor attended. The views of those

- attending were that the Council led improvements over recent years, had led to a major improvement in the quality of the area.
- 8.5 The consultation proposals have also been placed on the Council's web site.
- 8.6 The responses of the public are noted in appendix A. Any further public comments will be reported to Planning Committee as a late item.

9.0. **RISK IMPLICATIONS**

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision/project have been identified, assessed and that controls are in place to manage them effectively.

Management of Significant (Net Red) Risks				
Risk Descriptio	n	Mitigating Act	tions	Owner
Not	achieving	Maintaining	programme	Richard Palmer
performance targets		of Appraisals		

9.3 The key risks of not endorsing and implementing the Conservation Area Statement and Management Plan are not meeting government performance targets, the Council not being recognised for the good achievements of its Conservation Service and not protecting our local heritage.

10. **RURAL IMPLICATIONS**

10.1 The villages of Shackerstone and Newbold Verdon are both within the rural area of the Borough.

11. **CORPORATE IMPLICATIONS**

11.1 By submitting this report, the author has taken the following into account:

Community Safety Implications - None

Environmental implications – Included in the report.

ICT Implications - None

Asset Management Implications - None

Human Resources Implications – None

Planning Implications – Contained within the report

Background Papers: Conservation Area Appraisal, Appraisal Plan, Long Term

Strategy

Management Plan, Public Comments on Newbold Verdon

Conservation Areas.

Contact Officer: Barry Whirrity, ext 5619

Draft Conservation Area Appraisal

The Druid Street Conservation Area

Framework knitting was introduced into Hinckley in c1640 and by the end of the C17 was widespread and well established. Until the mid C18 it was often a by-employment practiced in parallel with agriculture.

The factories in the Druid Quarter were built between 1887 and 1903 which was the period during which powered factory production was adopted in the general hosiery industry. By the end of the C19 wages in Hinckley had been stabilised although were low compared to Leicester and elsewhere. After c1900 owing to the growth of the industry and the adoption of machine based piecework, the hosiery industry became one of the better paid employments particularly for women and this continued until at least the mid 1960's. After this there was increasing amalgamation with the closing of smaller firms resulting in alterations and demolitions rather than additions to the building stock. Unlike most other traditional industries, most hosiery factories were designed as promotional architecture for specific clients of whom the offices of the Moore and Osborne factory on Druid Street are an outstanding example.

Since the decline of the hosiery industry many factories have been adapted to other uses or are vacant, but none remain in use as hosiery factories.

The true value of the Conservation Area is that enough housing and industrial buildings survive to illustrate how a specialist community developed over 150 years.

Setting

The Druid Quarter is a mixed use enclave surrounded to the north, east and west by residential areas and to the south by the commercial and retail core of Hinckley town centre. The area is linked into the local jitty (pedestrian footpath) system which connect the town centre with the Victorian suburbs

Gateways and Views

On Upper Bond Street, the conservation area is defined by the Ghia hosiery factory with its curved corner entrance and the Brocklehurst building. Views of this building complex set the image of the area and it is important that they are not interupted by modern features or signage. The archways on Bond Street and Druid Street provide particularly significant views through the buildings and the linking jitty, surfaced with granite sets passes through a courtyard which is typical of these factories. The southern entrance to the area is defined by the Art Decoratif offices of the former Moore and Osbourne factory. Within the area a significant industrial landmark is the steel aerial at the junction of Well Lane and Druid Street which can be seen from many points in the and without of the area.

Character Statement

The area is characterised by its collection of red brick former hosiery factories mixed with small pockets of terraced housing. The Druid Quarter contains many attractive former hosiery factories which are mixed comfortably with compact areas of terraced housing. . However, it is dominated by cleared sites, car parks and forecourts, all of which degrade the urban quality of the area.

Townscape and Architectural Quality of the Buildings

Appearance

The land within the conservation area slopes gently down from the north which provides views of the town centre and St Mary's Church spire from certain locations.

The area is essentially low rise with the majority of buildings in and adjacent to the area being no more than two stories in height. Almost all the housing is two storeys but single storey and three storeys is represented. The late C19 factories tend to be taller at 3 to 4 stories which reflect changes in production technology and mechanisation. These buildings tend to be visually more attractive than the more shed like early and mid C20th industrial buildings. The late C20th light industrial and motor trade buildings are all single storey and do not contribute to the townscape quality of the conservation area.

The streets, particularly at corners, are dominated by the hosiery factories. These are large inward looking groups of buildings distributed around hard surfaced internal courtyards.

Although the conservation area is close to a number of large parks, the area itself is completely devoid of trees and public amenity areas which reflect its recent industrial past.

Building Context, Style, Scale and Detail

Within the Conservation Area there are a number of recurring motifs. These include perimeter blocks with internal courts, the corner positioning and the elaboration of entrances, the use of red brick and slate and the general height limit of two stories. Exceptions also exist, however, and there are a few notable landmark buildings within the area and nearby

Significant corner entrances can be seen on the Moore and Osborne offices, now residential, at the junction of Druid Street and Albert Road, the Lord factory nearby and the Brocklehurst building on Upper Bond Street.

Sites with perimeter block layouts and internal courtyards include the Laban Tansey complex, the Lord factory and the Bedford building. Distinctive cart entrances of different styles are incorporated into the Brocklehurst building on Upper Bond Street, and the Puffer sites on Druid Street.

Traditional large volume buildings such as the hosiery factories are always built to the back of the pavement while residential properties either follow the back of the footpath or occasionally are set back behind short front gardens. Corners are generally tight with no setback for sight lines. Where possible existing buildings should be retained particularly those elements which face the street. New buildings should demonstrate a clear understanding of context. Single storey buildings will not be acceptable where they face street frontages. The jitty system is a defining feature of the area. They are characterised by brick boundary walls and iron railings which should be protected. The public lighting has recently been improved by cast iron heritage style lamp posts on the principle jitties. New development should demonstrate that external works and lighting has been considered as part of the overall design.

Parking: All parking should be hidden from the street in courtyards. Forecourt parking between buildings and the street is unacceptable. The use of planting to screen parking is unacceptable. Highway signage should be kept to a minimum. Signs should be wall fixed or share poles to avoid clutter. New development should consolidate the established pattern. Setbacks for off-street parking, inappropriate large front gardens, and corner setbacks for sightlines are inappropriate in the conservation area.

Key Buildings

Laban Tansey/Brocklehurst/Puffer 1 site. The northern most building of the group, the former Brocklehurst factory, on Bond Street is a gabled three storey brick building with a slate roof. Because of its polychromatic brickwork and stone features it was probably intended to be a warehouse when it was constructed in the 1870's.

Next to this is a two story Ghia factory which fronts both Bond Street and Neal's Yard has a distinctive corner entrance and first floor oriel window of the manager's office. Although the ground floor windows were modified in the early C20, the first floor windows are original. These buildings are the most architecturally distinctive of that period in the Conservation Area.

The adjoining three storey Puffer's Unique Hosiery Works, constructed in 1911, stands at the corner of Neal's Yard and Druid Street. Through an Egyptian styled cart entrance on Druid Street, a cobbled jitty connects through a glazed roofed courtyard to a similar entrance on Bond Street. The elevations of the factory consist of large steel windows divided by brick pilasters. It also has a partial basement.

The Laban Tansey needle manufacturing company occupied the adjoining two storey range in the 1890's and added the north light ranges at the rear and the gabled frontage around 1912. This frontage has seen limited change having retained its original steel windows and entrance gate unlike the interiors which have been linked and extensively changed.

Puffer site no 2 on Druid Street was developed between 1887 and the 1930's. All buildings are two storey brick structures with slate roofs. This site has recently been

the subject of a major redevelopment project which has an unimplemented planning approval. The earliest building on the site was constructed around 1890 and stands behind the street frontage block. This factory is dated around 1903 and was extended the 1930's. The elevations to all blocks are very plain with large metal windows puncturing brick frontages with only minor brick and window detailing differentiating the period styles.

The Lord Factory was constructed between 1887 and 1903 and has seen limited changes since then. The 'taking in' doors at first floor on the Druid Street frontage suggest the building was constructed for the manufacture of footwear. Its two storey brick form of construction with large segmental headed cast iron windows at ground level and timber sash frames at first floor has given it a domestic appearance and suggests machinery was used on the ground with packing or mending on the first floor. The corner entrance with a staircase immediately behind and a canted oriel window above suggest a sale room and office at first floor, a common feature where direct marketing was adopted.

The Bedford Building was again constructed between 1887 and 1903 originally as a two storey building and extended to three in the 1920's. It is a massive plain brick building with an L shape plan which is typical of hosiery factories of the period. The building suffers from recently added plastic windows and rendering although it has retained its brick chimney indicating it was originally steam powered.

The Co-op Steam Bakery

The building was opened in 1907 and although having been used both as a bakery until 1955 and subsequently as a hosiery factory, it has been little altered externally retaining its original ancillary buildings and gate piers. The metal roof ridge vents and chimney add considerably to its character as does the louvred roof of the original cooling room and the distinctive 'STEAM BAKERY' lettering.

The Moore & Osbourne Factory Offices

The highly distinctive offices were built in 1929 to the designs of Symington & Prince, of Leicester, replacing an earlier office which was part of an L shaped factory complex. With the exception of the offices, this factory was demolished to be replaced by the existing residential development. The building uses a mixture of styles but principally borrows from the Arts Decoatif movement whose origins were the 1926 Paris Exhibition. It is an important building in the area not only because of it appearance but also because of its use of materials.

Boundary and Surface Treatments

Gardens on the street frontage would traditionally have been marked by boundaries of low brick walls or metal railing. Open frontages destroy the close connection of buildings to the street and are unacceptable. Steel security fencing also promotes the image of an area under siege and will also not be encouraged.

The cart entrances and internal courtyards of the hosiery factories have cobbled surfaces and these should be retained or extended.

Contribution of Spaces and Natural Elements

There are no green spaces or trees in the Conservation Area which reflects its industrial past. To retain this characteristic, generally soft landscaping should not separate new development from the street. Hard and soft landscaping should be used to enhance internal courts including parking areas.

FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

Buildings of Poor Visual Quality

Single storey buildings are not a feature of traditional industrial areas. Modern portal framed warehouses with steel cladding and bungalows are unacceptable in the area.

Enhancement

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may be through the sympathetic development of sites identified in the detailed analysis of the area as opportunity or neutral sites; it may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area Management Plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

To maintain the distinctive character and appearance of the Druid Street Conservation Area it will be necessary to:

- Retain important buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the conservation area in terms of siting, scale, design and materials used.
- Ensure house extensions comply with the Borough Council's Supplementary Planning Guidance
- Resist development proposals in key areas, which have been identified on the map.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former industrial buildings, yards and jittys
- Special attention is given to the desirability of preserving or enhancing the appearance of the Conservation Area. Planning Applications in Conservation Areas are separately advertised. The principal effects of the

designation of a Conservation Area are summarised as follows:

- Consent is required for the total or substantial demolition of any building exceeding 115 cu metres.
- Applications for Outline Planning permission are not normally acceptable. Full planning applications are likely to be required.

Planning permission is required for:

- 1. The external cladding of any building with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- 2. Extensions beyond a wall forming a side elevation of the original dwelling
- 3. Extensions of more than one storey which extend beyond the rear wall of the original dwelling.
- 4. The enlargement of a dwelling consisting of an addition or alteration to its roof forming the principal or side elevation of a dwelling.
- 5. A satellite dish on chimney, wall or roof fronting a highway
- 6. . Solar PV or solar thermal equipment on a wall or roof slope forming the principal or side elevation of a dwelling
- 7. Stand alone solar equipment
- 8. Installation, alteration or replacement of a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway and forms either the principal or side elevation of a dwelling.

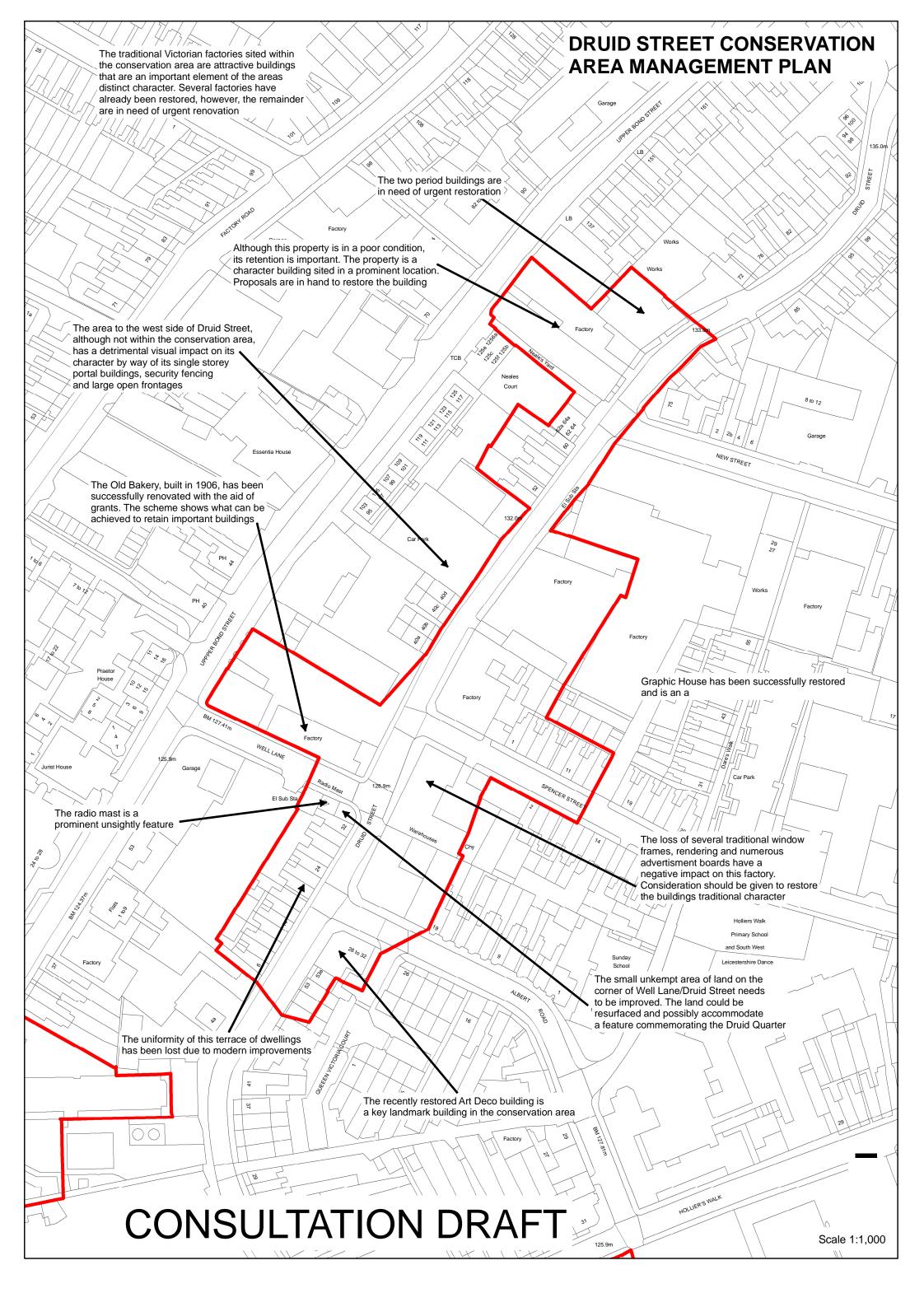
Anyone proposing works to a tree in a Conservation Area must give six weeks prior written notice to the local planning authority.

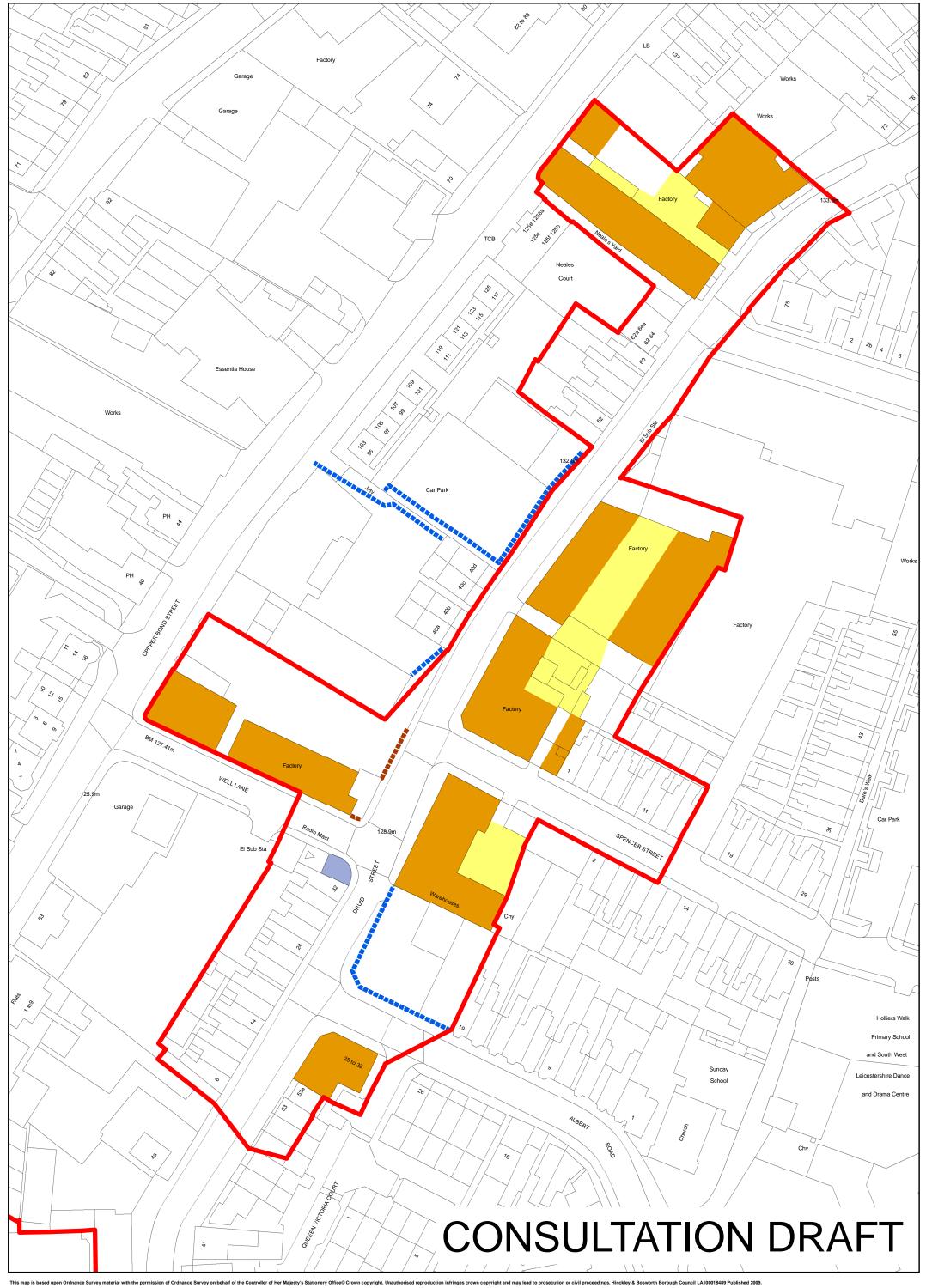
These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority for further advice.

Druid Street Conservation Area Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the area & should have regard to the scale, siting and detailing of existing surrounding development. New dormers, rooflights & satellite dishes should be restricted to the rear of properties away from public	The negative effect on the character of the Conservation Area through the use of inappropriate materials. Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with its statutory obligations.
view. Ensure that any works to the highway respect the Conservation Area.	The use of inappropriate construction materials, design and location of signage and the design of street lighting and furniture can have a detrimental effect on the character & appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving, concrete, and tarmacadam have on the Conservation Area	The Council will liaise with the Highway Authority and private owners to ensure that any works within the Conservation Area will not have an adverse impact on its character. Traditional surfacing materials such as cobbles and granite kerbs should be retained. Where possible concrete kerbs should be replaced with granite kerbs.
Important building and boundary features such as chimneys, brick garden walls, fences, and railings should be retained.	The protection of traditional features is considered to be important to the character of Conservation Area	The Council will encourage the retention of such features when considering proposals for development within Conservation Areas.*
Important open areas should be retained.	Jitties and factory courtyards in the Conservation Area add significantly to the traditional qualities of the area.	Consideration will be given to the contribution that jitties, open spaces & other hard landscaping makes to the character and appearance of the Conservation Area when dealing with development proposals. The Council will encourage all property owners & developers to retain and maintain them.
Security fencing, although providing protection from unauthorised access, creates an image of an area under threat and with a high crime rate.	The use of security fencing has a major detrimental impact on the public's perception of this Conservation Area.	The Council will encourage site owners to undertake improvements to their frontages which include the replacement of security fencing with more appropriate boundary treatments.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials	The Council, through the development control process, will ensure new development will utilise traditional roofing materials. Where existing properties situated in sensitive locations have inappropriate roof materials, the Council will endeavour to offer financial contributions to encourage owners to re-roof their properties in traditional materials.*
Every effort should be made to retain historic features associated with the hosiery factories such as cobbled surfaces, cart entrances cast iron windows and manager's first floor bay windows.	The potential loss of these features will have a detrimental impact on the interpretation of the historical development of the factories.	Features should be retained & sensitively repaired using traditional materials and methods of construction.

^{*} The Environmental Improvement Scheme will be used to offer grants to repair boundary walls and replace concrete roof coverings with natural slate or clay tiles over the next 5 years.





Draft Shackerstone

Conservation Area Appraisal

The early history of the village is uncertain and first reference to the settlement appeared in the Doomsday Book of 1086 when reference was made to "Sacrestone" which means town of robbers. After the Norman Conquest when the Saxon estates were handed over to the Norman overlords, a 12th century castle was built to the north of Station Road, the earthworks of which are still visible. In the Elizabethan era the Halls were the prominent family in the village. They occupied Shackerstone Hall next to the church for over 200 years from around 1630 until they emigrated to Australia in 1829 after selling the estate to Lord Howe. The Hall burned down in 1845 and was replaced by the Gopsall estate workers cottage on Church Walk.

At that time, the village was a successful self supporting community and had four farms, two pubs two shops, a bakery, a builder, a carpenter, brickworks, a post office, a coal merchant, a dressmaker, a shoemaker and a blacksmith. It also was the home for a large coach building business until 1935 run by the Insley family which provided employment for a coachbuilder, a wheelwright and up to 30 other people. The coach works supplied wagons and wheelbarrows throughout the country.

The farms included Bridge Farm which also housed the village bakery, Church Farm, Arnold Farm and Cattows Farm. To support the 300 residents in the village Earl Howe funded the construction of the village school and school house in 1844. The school closed in the 1930's and the school house is now the Village Hall. There were also two public houses, The Bull's Head now The Rising Sun where the licensee was also the grocer and The Red Lion which is now Yew Tree cottage.

Shackerstone Railway Station was a very busy line with some 40 passenger trains a day and three trains daily to London. Although the line closed in 1970 the track between Shackerstone and Shenton was acquired by the Shackerstone Railway Society which runs steam engines along the line. Shackerstone Railway Station to the southeast of the settlement adjacent to the Ashby Canal is a listed building. Although still used as a railway station, part of the building is a railway museum.

During the Civil War Shackerstone was near enough to Ashby de la Zouch to attract the attention of both parties. Parliamentary soldiers from Tamworth and Coventry stole horses, including a mare worth ten pounds from Mr. Hall. The local vicar, the Rev. John Hodges, was ejected from the living in 1646 and brought before the parliamentary sequestration committee for deserting his parish to join the royalist garrison at Ashby for four months. The commissioners charged him with frequenting the village alehouse on Sundays, and of being "a companion with fiddlers and singers".*

Setting

The settlement lies to the south-east of a sweeping curve in the Ashby Canal close to Shackerstone railway station. To the north-east of the church is a mound which is thought to be the site of a castle. During the 18th century the mound could have been part of a landscaped garden of a mansion house which stood between this feature and the church. Other earthworks in the vicinity include level platforms and a pond.

To the south of Arnolds Farm is a small moated site, a levelled platform and a hollow thought to have been a fishpond.

Gateways and Views

From the north the Town and from the east the Turn Bridges over the Ashby Canal form the entrances into the village and conservation area. These structures provide exceptional views of the church and the surrounding countryside. Turn Bridge signifies that the tow path changes from one side of the canal to the other.

The southern approach is defined by the 19th century brick lodge and gate piers which guard the tree lined entrance drive to Gopsall Hall, now demolished. Again there are distant views across open farmland to the church and the edge of the village.

Character

The character of Shackerstone Conservation Area is derived from the agricultural origins of the settlement and its close links to the countryside. All of the farms, the houses and the land around were part of the Gopsall Estate and their appearance reflects the traditional qualities favoured by the Howe family. These include eyebrow windows, hood mouldings, back service ranges, even the provision of a pigsty for each family, many of which have survived to reinforce the unity of the settlement. Today, despite the pressure for infill buildings, modernisation and greater living accommodation, the visual quality of the village remains high, encompassing groups of old red brick buildings, many with low roof lines, mature trees and several tracts of open space which add to its general charm and open character but which need protection.

Appearance

Building Style, Scale and Detail

Vernacular buildings in the village are farming orientated. These properties are simple in plan and appearance. Houses are between two and two and a half stories high and have steep gabled roofs with either clay tile or slate coverings. Brick chimneys are restricted to residential properties and normally sat astride the ridge. They do not project beyond the gable. They are narrow buildings being only one room deep. Elevations are also plain and lack most forms of decoration including dentil courses, bay windows and projecting gables. Traditional windows are made from robust cream painted timber sections and take the form of three or four full height side hung casements beneath a shallow segmental arched lintel of soldier courses with brick plinth sills. Doors are of simple appearance and formed from jointed vertical planks which have been painted in a similar manner. facilities were always provided separately to the main property in small single storey brick buildings which included a wash house, privy and coal store. They are easily recognised by small projecting chimney's projecting through the roof. In recent times these have often been incorporated into the main house to create additional space. Local bricks from the Shackerstone brickworks off Allotment Lane have provided a unifying appearance throughout the settlement while a mixture of clay tiles, welsh slates and occasionally swithland slates provided additional interest in the roofscape.

The consistent use of these natural materials together with unifying impact of the brick boundary walls coalesce into the distinctive character of Shackerstone village.

The farmsteads

Arnolds Farm was the largest and most important of the village farms. Although some distance from the end of the avenue of trees leading to Gopsall Hall, it is sited to act as its visual end stop. Historically it had an extensive farmyard which included cowsheds, fodder store, trap house, chaff house, foul house, granary, pigeon loft, pigsties, a duck pen, cart hovel and walled rick yard. The farmyard stood between the house and Church Road. Since the sale of the Gopsall Estate in 1925 most of the farmyard buildings have been demolished and replaced with modern houses in a similar agricultural style. Now only a few small stables, a pump and a three hole privy remain within its setting. The farmhouse itself is of brick and tile construction, two storeys high with attic rooms and a basement. Recent owners have improved the property to modern standards. Changes have included the loss of its Victorian twin bays, the integration of the two southern frontage blocks into a single elevation and the introduction of new windows and a porch. However it is still possible to recognise that it was constructed in three separate phases.

Wharf Farm stands at the intersection of Station Road and Church Road. It is a two storey building of brick and .tile construction with a distinctive front elevation consisting of a series of eyebrow first floor windows. It has recently been rendered. Attached to the house are a former brick coal house and a churn house. Buildings forming the yard which is separated from the road by a low brick wall include a former brick and tile stable, cutting house, cowshed and calf pen. The large timber and iron sheds standing near to the canal were formally cowsheds.

Bridge Farm is sited next to Turn Bridge on the outskirts of the village. It is a small two storey building with an entrance porch off centre, a steeply slated roof and decorative chimneys on each gable. Its extensions and out buildings included a bake house, stable, pigsties and a chaff house all of which are in disrepair.

Cattows Farm stands at the intersection of Insleys Lane and Main Street. The farmhouse was originally two cottages set at the back edge of the road with a short rear range. The buildings remain traditional in appearance with a mixture of two and three light casement windows beneath segmental arched lintels. An open porch has been added to the front entrance and a dormer to the gable addition. A new brick workshop building has been added in the yard. Immediately to the north on the road frontage is a small single storey building which until around 1900 was a butchers shop.

Cottage Farm (formerly a cottage and wheelwrights shop) the brick built cottage was constructed in two phases with eyebrow windows and gable stacks. The second phase was probably a stables and fodder store which has been incorporated into the dwelling. An open porch has recently been successfully added to the attractive front elevation.

The adjacent range of buildings has recently been partly converted into a dwelling but was once the workshop of Thomas Insley, a well-known coachbuilder in Leicestershire. When this company was operating, the buildings included a wheelwright's shop, paint shop, sawing shed with pit, shoeing shed, forge sawing shed, and office and a store. The conversion unfortunately suffers from excessive improvements and the trappings of a suburban house.

The Gopsall Estate Cottages along Church Walk were constructed in the late 19th century in the Arts and Craft style. These are very fine buildings of quality design which is highly unusual for estate workers cottages. There were originally six pairs of single storey properties although one was used as the school. When first constructed, each property had the same accommodation with two bedrooms in the roof and a living kitchen, scullery, and a pantry on the ground floor. Outside across a paved yard in a small range, were a separate wash house, coal house, pigsty and privy. Each property was approached along a narrow track parallel to Station Road. Although now in private ownership and often having had large extensions, they still retain many original characteristic and features. These include steeply pitched roofs, massive ridge top chimneys, projecting gables, bay windows, plinths, hood mouldings and lead flashings covering the ends of roof purlins. Only occasionally has an owner introduced discordant details such as plastic windows, a plastic porch, render or white painted bargeboards

The School

The Almshouses These single storey dwellings were originally four cottages which have been linked in pairs to form two cottages. Their design was favoured by the owners of the Gopsall Estate and examples occur in Twycross, Congerstone and other villages nearby. Their appearance is highly distinctive with projecting gables, prominent chimneys and pointed windows with hood moulds, canted brick lintels and sills. It is unfortunate that one of the pair has been unsympathetically modified and has lost some important details.

St Peter's Church is the focal point of the village. It is listed grade II* and is a stone building in the Early English style. In its embattled western tower hang three bells. The church building has a naive, north and south aisles and a chancel. The church was restored in 1845 at the expense of Lord Howe who also presented the organ

The Post Office was formerly a room within the property on Main Street. The original arched entrance, the only opening on the road frontage, is now behind the red telephone box and is bricked up. This two storey brick building is unusual in the village in having a half hipped roof. At the rear is a single storey range which formerly housed a wash house, coal house and pigsty.

The Rising Sun Public House This is a two storey building with a tiled roof and gable chimney. The attached single storey range, now a restaurant, was a former malt house, cooling house and coal house. Both the range and inn have been recently rendered and plastic windows and a conservatory introduced.

The Council Houses on Church Lane were constructed in the 1950's by the Local Authority. They suffer from the use of a standard national design which makes no attempt to accommodate traditional features. Their hipped roofs, concrete roof tiles and the recent plastic windows are inappropriate in the village and detract from the character of the conservation area. Their impact on the street scene, however, is reduced by being set well back from the road behind an almost continuous brick boundary wall

The Methodist Chapel (Wesleyan) was built in 1827 and unlike other properties on the village was funded by James Insley, the coach builder. Although now converted into a house with the addition of a highly distinctive porch and inappropriate plastic windows, it still retains a unique appearance which together with Town Bridge defines the northern entrance into the settlement.

Boundary Treatment

The village is defined by its distinctive road pattern which forms a loop around the church. Within the vicinity of the church, this route is reinforced by the low brick boundary walls topped with saddleback copings which, together with the close proximity of building frontages, define its progress and provide a strong sense of enclosure without interrupting distant views. Elsewhere picket fences and hedges maintain a similar feel.

Contribution of Spaces and Natural Elements

The dispersed nature of Shackerstone has provided many significant areas of green space and opportunities for deciduous forest trees and spinney's to be retained. The Conservation area includes an important large open field bounded by the canal. This provides good panoramic views to the church and the northern edge of the village. The village Green, also a key space and being slightly elevated, provides good views of the buildings on Insleys Lane and the countryside beyond. The village's south, east and western edges are defined by large open fields of medieval ridge and furrow which also permit distant views. Within the village, wide road verges also enhance its rural character.

FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

Buildings of Poor Visual Quality

Recent Development The rural setting of the village and the attractive appearance and disbursed nature of the buildings have combined to make Shackerstone a very desirable settlement to live in. Unsympathetic barn conversions and a varied range of extensions, some of which are quite unsympathetic have been added to modest cottages to meet the spatial demands of their recent owner-occupiers. This has had a detrimental impact on the character of the village. These modern extensions which have in some cases doubled the size of the original cottage detract from their prevailing scale, form and design and reduce the space and views between them. Many small cottages have been combined which has reduced the number of houses and the number of people living in the village. Where new dwellings have been

constructed in gardens or former farmyards, they are often out of character and this has had a similar impact.

Traditional details have also not been followed. Render has been introduced, dormer windows, excessively thick plastic and stained timber windows and doors have replaced full height painted casements and planked doors, hood moulding and segmental arched lintels have been changed to modern soldier courses. The introduction of double garages on the street frontage, particularly if incorporating a large metal door, and the formation of vehicle entry points through brick boundary walls is also unfortunate.

These changes, although often minor in themselves and not requiring planning consent, are combining to change the character of the village.

In the streets, overhead cables and transformers have a negative impact on the quality of the area but the cost of undergrounding them is prohibitively high.

Enhancement

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

To maintain the distinctive character and appearance of the Shackerstone Conservation Area it will be necessary to:

- Retain buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the conservation area in terms of siting, scale, design and materials used.
- Ensure house extensions comply with the Borough Council's Supplementary Planning Guidance.
- Resist development proposals in key areas, which have been identified on the map.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and estate cottages.
- Ensure important views of the church and other key buildings and out into the countryside are protected.

Special attention is given to the desirability of preserving or enhancing the appearance of the Conservation Area. Planning Applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:

- Consent is required for the total or substantial demolition of any building exceeding 115 cu metres.
- Applications for Outline Planning permission are not normally acceptable. Full planning applications are likely to be required.

Planning permission is required for:

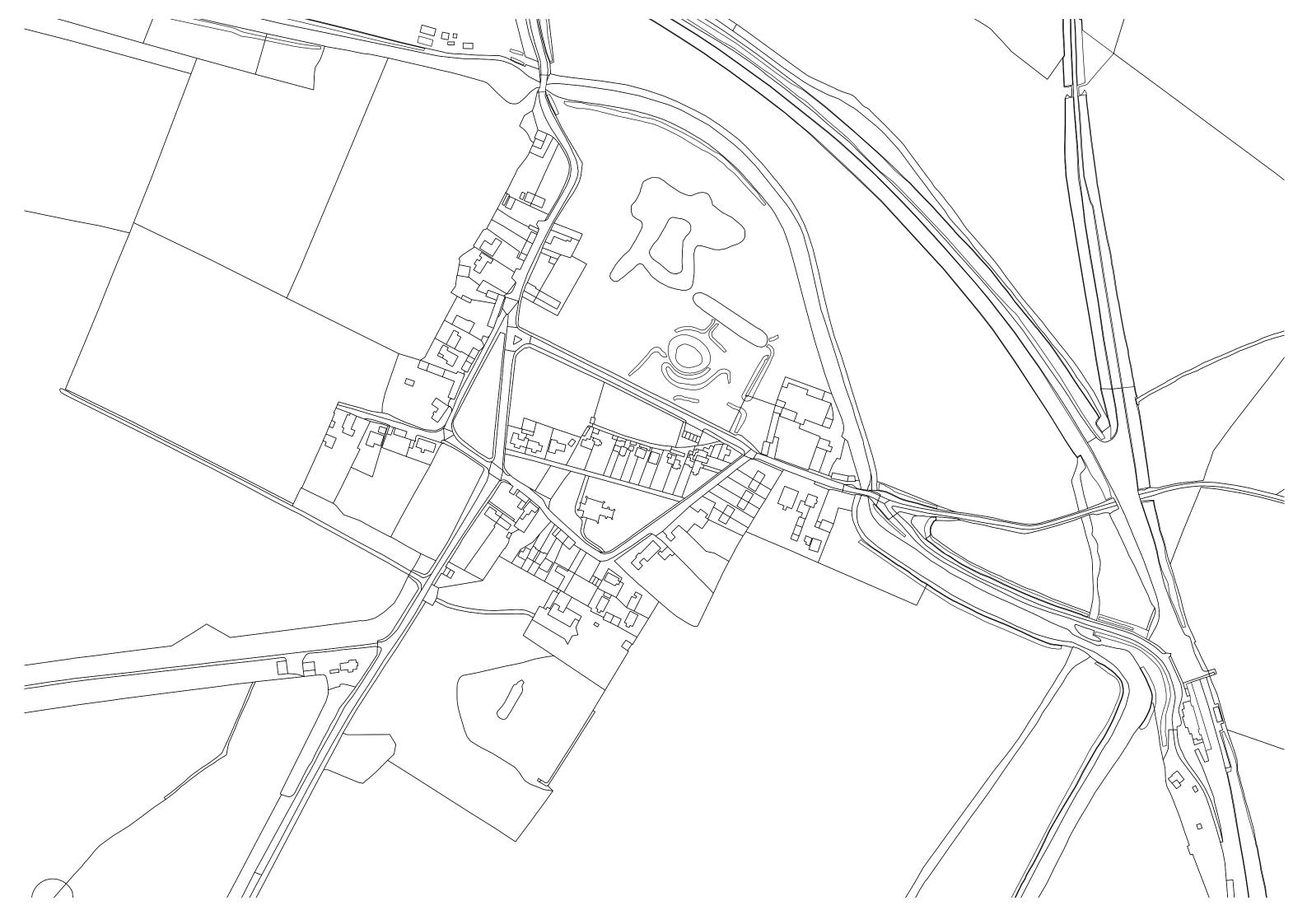
- The external cladding of any building with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Extensions beyond a wall forming a side elevation of the original dwelling
- Extensions of more than one storey which extend beyond the rear wall of the original dwelling.
- The enlargement of a dwelling consisting of an addition or alteration to its roof forming the principal or side elevation of a dwelling.
- A satellite dish on chimney, wall or roof fronting a highway.
- Solar PV or solar thermal equipment on a wall or roof slope forming the principal or side elevation of a dwelling
- Stand alone solar equipment
- Installation, alteration or replacement of a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway and forms either the principal or side elevation of a dwelling.
- Anyone proposing works to a tree in a Conservation Area must give six weeks prior written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority for further advice.

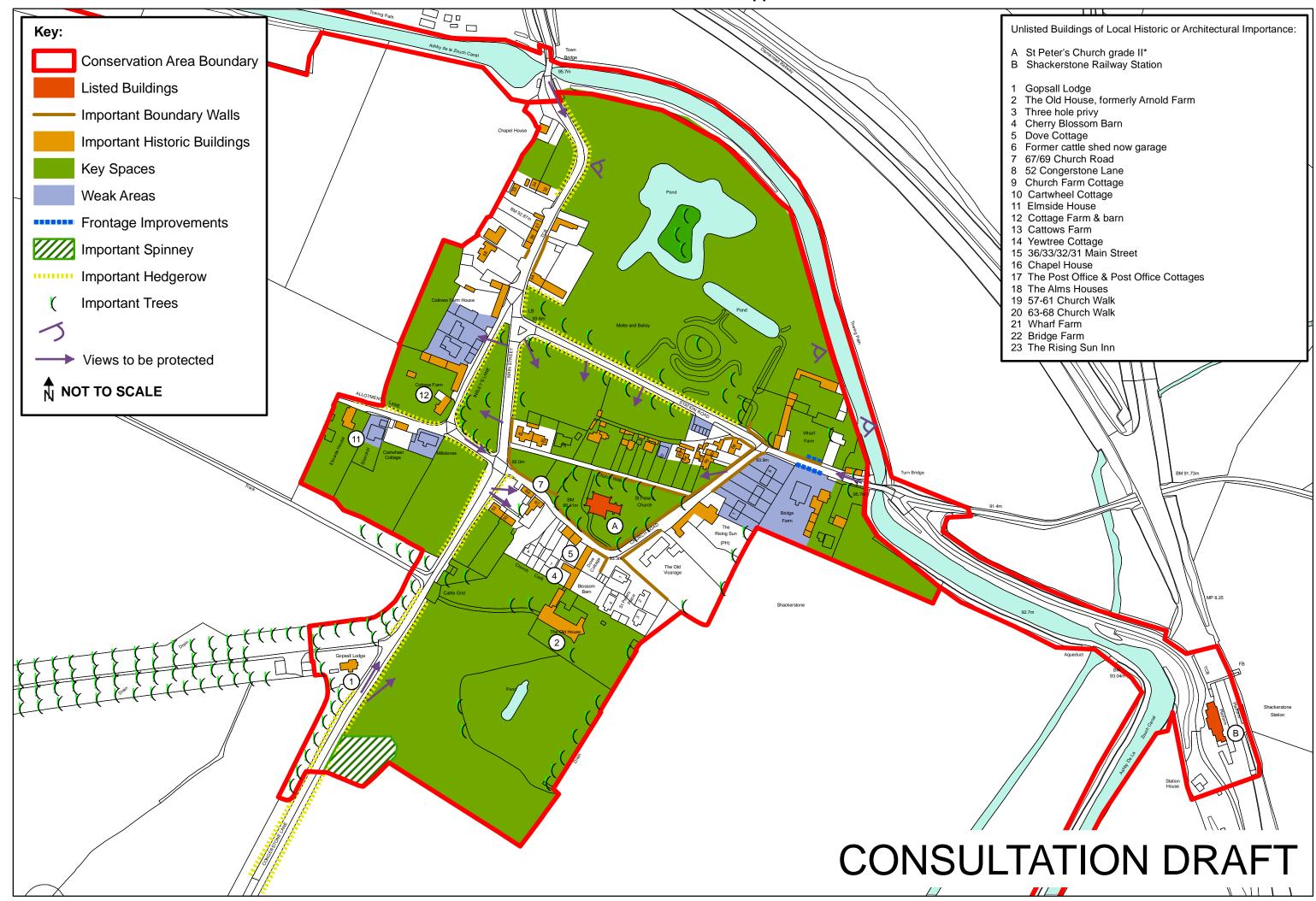
Shackerstone Conservation Area Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the area & should have regard to the scale, siting and detailing of existing surrounding development. New dormers and rooflights should be restricted to the rear of properties away from public view.	The negative effect on the character of the Conservation Area through the use of inappropriate materials. Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with its statutory obligations.
Ensure that any works to the highway respect the Conservation Area.	The use of inappropriate construction materials, design and location of signage and the design of street lighting and furniture can have a detrimental effect on the character & appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving, concrete, and tarmacadam have on the Conservation Area	The Council will liaise with the Highway Authority and private owners to ensure that any works within the Conservation Area will not have an adverse impact on its character. Traditional surfacing materials and existing grass verges should be retained. Where possible concrete kerbs should be replaced with granite kerbs. Kerbs should not be introduced where roads are edged with grass verges.
Important building and boundary features such as chimneys, stone garden walls, fences, hedges, and railings, should be retained.	The protection of traditional features is considered to be important to the character of Conservation Area	The Council will encourage the retention and replacement of such features when considering proposals for development within Conservation Areas.*
Important individual trees, groups of trees,and open areas should be retained.	Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Order.	Consideration will be given to the contribution that trees, open spaces & other soft landscaping make to the character and appearance of the Conservation Area when dealing with development proposals. The Council will encourage all property owners to suitably manage landscaping and trees
Removal of overhead wires within or and adjacent to Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the character and appearance of the Conservation Area.	The Council will encourage agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground schemes.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials	The Council, through the development control process, will ensure new development will utilise traditional roofing materials. Where existing properties situated in sensitive locations have inappropriate roof materials, the Council will endeavour to offer financial contributions to encourage owners to re-roof their properties in traditional materials.*
Every effort should be made to retain historic features associated with the Estate buildings such as the , the rear service blocks Key views, space between buildings.	The potential loss of these features would have a detrimental impact on the interpretation of the historical development of the estate.	Features should be sensitively repaired using traditional materials and methods of construction.

^{*} The Environmental Improvement Scheme will be used to offer grants to repair boundary walls and replace concrete roof coverings with natural slate or clay tiles over the next 5 years.



Shackerstone Conservation Area Appraisal



Newbold Verdon

Conservation Area Appraisal

Newbold was first mentioned in the Domesday Book (1086)when reference was made to Huard, a Saxon, who held land forming part of the numerous manors granted to Hugo Grentemaisnell, the Earl Leicester. Newbold literally means 'new building'. However, it was not until the 13th century that Verdon was added as a result of the Verdun family settling in the area from France.

The village originally grew due to agriculture. By 1801 Newbold Verdon contained 80 houses inhabited by 339 people of whom 89 were employed in agriculture and 116 in trade and manufacturing etc. The census in 1841 showed the main occupations to be in either agriculture or framework knitting, though by the 1891 census framework knitting had disappeared and mining was a common occupation. In the 19th century the settlement remained a key local centre and boasted a parish church, hall, parsonage, school, and windmills, several inns almshouses, a smithy and numerous cottages.

Since the Second World War the village has expanded rapidly, with modern housing development primarily to north and east of the historic core of the village. Following this growth the population in Newbold Verdon by the 2001 census was 3,193.

Setting

Newbold Verdon is a large village located approximately 3 miles east of Market Bosworth. The surrounding countryside is gently undulating primarily used for arable farming with some pasture. The village itself is fairly flat with the conservation area

covering the historic core of the village principally along Main Street.

Gateways and Views

The conservation area is approached from the north along Dragon Lane, from the south along Brascote Lane or from the east along Main Street. Brascote Lane is an important gateway terminating in views of the Old Rectory gates and the red telephone box, all of which are listed. From the village centre the entrance is defined by views of Cob Cottage, the mature trees of the former Rectory gardens, and the Methodist Church. In contrast the entrance from Dragon Lane dominated by the visually intrusive 1950s extension to 20 Main Street. The public footpaths adjacent to the Hall and to the rear of the primary school offer excellent views of the Hall and its ruined walled garden.

Character Statement

The village of Newbold Verdon developed as a small agricultural village around the Parish Church and Hall. It later spread eastwards along Main Street where terraced cottages and Victorian houses were built to house agricultural and later mine workers. The Church and Hall have retained their dominant position within the historic core of the village and are visible from several vantage points within the conservation area.

Appearance

The conservation area can be divided into four distinct areas:

Newbold Verdon Hall, grade I listed:

One of the key spaces of the conservation area is the Hall and its surroundings, which provide a focal point along Main Street. The Hall was built around 1680 for Nathaniel Crewe

and stands just to the north of a moated site which surrounded the earlier manor house, which is now a scheduled ancient monument. Originally a country manor, the Hall is now used as a farmhouse. Fronting the Hall is a long axial cobbled forecourt defined by three of formerly four pavilions, one in each corner of the court.

• St James's Church, grade II listed:

The Church of St. James dates back to the 12th century although it was heavily restored in 1832 and 1899. The church is built of brick and stone in the Early English style and has a small, broad, sloping 'Sussex' steeple added in 1960. The churchyard and cemetery are key spaces within the conservation area, with various mature trees around the church grounds.

• Main Street:

The west end of Main Street is the heart of the conservation area. This wide street is characterised by the rows of small, two storey flat fronted terraced cottages which form its edges. Its surface is a random mix of cobbles, tarmac, and granite setts broken only by a series of small trees on its eastern edge. Whilst the wide street channels views along Main Street towards the Hall and the church, it also provides opportunity for onstreet parking which detracts from the traditional street scene. Other buildings of interest in this area include a group of Victorian terraced houses and the late 18th century Church Farm which is grade II listed.

• The Old Rectory, grade II listed:

Built in 1820, this fine building stands in its own landscaped grounds behind high brick walls and cast iron gates. Views of the building are restricted by the dense tree screen around the edges of the Rectory gardens. Opposite the Old Rectory stands the former village school erected in 1874.

Set from behind low brick walls it features decorative blue brickwork, tall windows and gables.

Building Style, Scale, Detail, and Traditional Building Materials

In the conservation area there is no dominant building style. The area displays a rich mixture of ecclesiastical buildings, traditional cottages, large Victorian houses and modern dwellings. Traditional two storey buildings at or near the back edge of pavement are the characteristic built form in the area. Buildings in general have simple rectangular plans, gabled roofs and flat elevations broken by an occasional single storey bay. Only the Hall, the Old Rectory, and a few properties on Main Street have hipped roofs. Modern development within the conservation area varies in style and materials and is generally set back from the road behind low walls with hard landscaping and unsympathetic surface treatments.

Red brick in Flemish bond is the predominant building material within the historic core occasionally covered by modern render. This is usually set on a stone or brick plinth which sometimes has been painted.

Sash windows feature in the more distinguished houses while traditional cottages have either brick flat or segmental arches over windows with thin wooden frames, large window panes and no sills. In some cases houses have retained their original windows though many have been unsympathetically replaced by metal or plastic equivalent with thick frames.

The predominant roof material is Welsh slate. Replacement concrete tiles are inappropriate.

Cottages have straight ridges and dentil eaves in contrast to the

decorative ridges and bargeboards of Victorian houses. Red brick chimney stacks are also a distinctive surviving feature.

Boundary Treatments

There is not a strong tradition of boundary treatments in the village as many properties are built close to the back edge of the pavement. However there are a number of stone or red brick walls with various copings, some saddleback, that enclose gardens and provide a strong sense of enclosure which adds to the local identity. The more distinguished houses often have unique boundary features such as wrought iron fences. Modern buildings have open frontages or walls built from non-traditional materials which are often out of character with the conservation area.

Contribution of Spaces and Natural Elements

Green spaces and mature trees are limited to the areas around the Rectory, the Old Rectory, the church and the Hall. Elsewhere the prevailing frontage development along Main Street provides little opportunity for significant tree planting. Only at the southern end of the conservation area where modern houses are set behind front gardens does greenery return but ornamental as planting sandwiched between driveway which parking. The open fields surround the village are only noticeable where they abut the grounds of The Hall.

FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

Buildings of Poor Visual Quality

Modern development, particularly at the eastern end of Main Street, detracts from the prevailing scale and form of the conservation area. Typically these are detached houses set behind front gardens which are often dominated by garages and car parking. These buildings do not have a close relationship to the street and by reason of their design scale and layout appear discordant with the traditional streetscape.

A further threat to the character of the conservation area comes from minor alterations to historic buildings such as the replacement or original windows with upvc. Where unsympathetic minor alterations have been made to more traditional buildings, the cumulative effect has had an adverse impact on the character and appearance of the conservation area. These changes have included the erection modern porches and garages, concrete roof tiles and imitations in place of natural replacement and windows and doors designed to a nontraditional specification.

Enhancement

The enhancement of the character and appearance of the conservation area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may be through the sympathetic improvements site to frontages identified in the detailed analysis of the area; it may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked as weak areas on conservation area appraisal plan, and specific locations are identified on the conservation area management plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROL AND POLICIES

To maintain the distinctive character and appearance of the Newbold Verdon Conservation Area it will be necessary to:

- Retain listed buildings and buildings of local interest.
- Ensure new development preserves or enhances the character and appearance of the Conservation Area: siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance or subsequent Supplementary Planning Documents.
- Seek to resist unsympathetic development proposals that would have a harmful effect on the character or appearance of the conservation area.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and jittys.
- Ensure important views of the church into and out into the open countryside, are protected.

Special attention should be given to the desirability of preserving or enhancing the appearance of a Conservation Area. Planning applications in Conservation Areas are separately advertised. The principle effects of the designation of a Conservations Area are summarised as follows:

 Consent is required for the total (or substantial) demolition of any building (exceeding 115 cubic metres)

- Applications for outline planning permission are not normally acceptable. Full planning applications are likely to be required.
- Planning permission is required for
 - 1) the external cladding of any building with stone, artificial stone, timber, plastic or tiles.
 - 2) alteration of the roof which results in its enlargement
 - 3) a satellite dish on chimney, wall or roof fronting a highway
- The design of all new shop fronts, advertisements and security grills should be in accordance with the Council's Shopping and Shop Fronts Supplementary Planning Document.
- Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.



Newbold Verdon Conservation Area

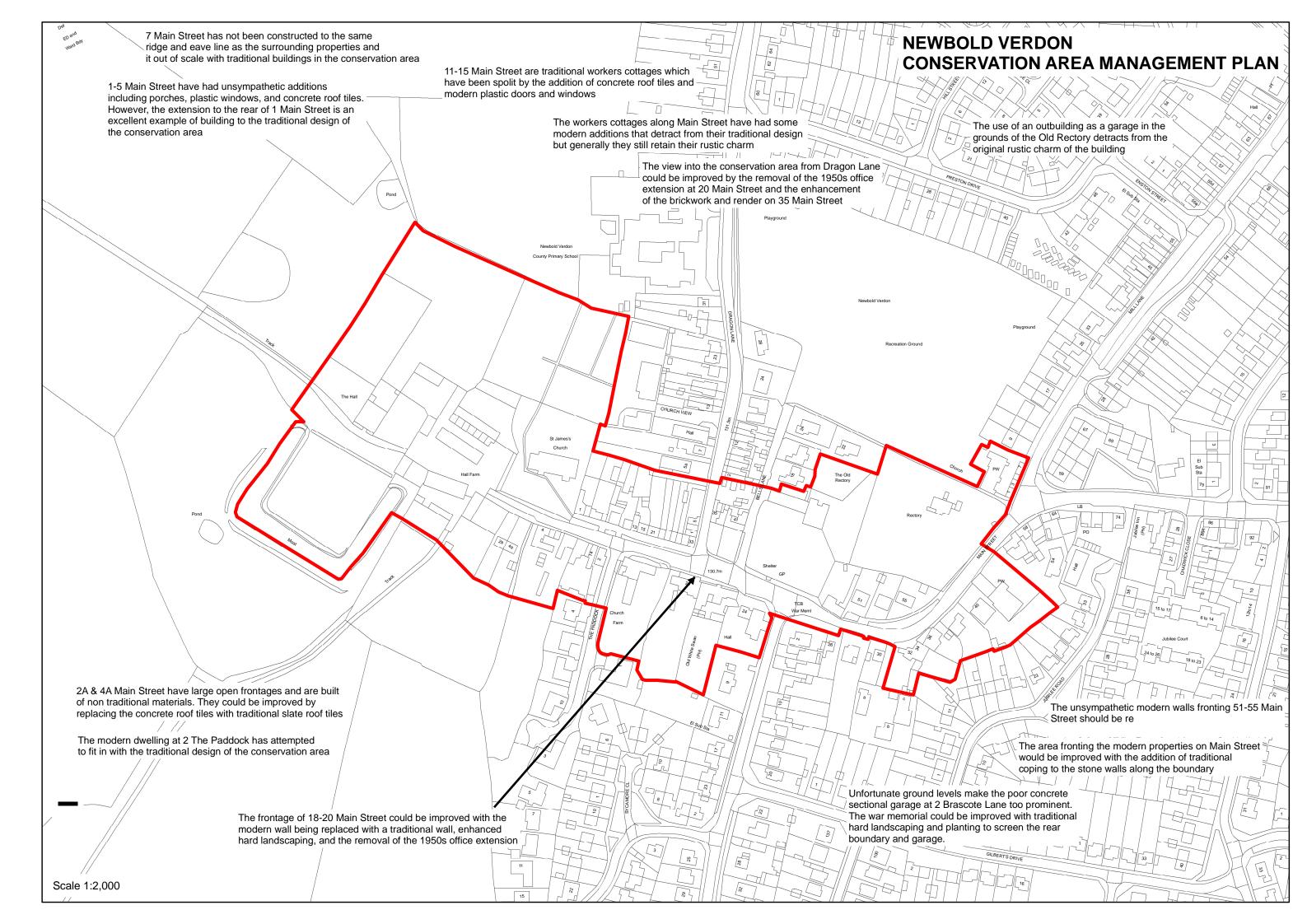
Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions should be constructed in natural materials appropriate to the area & should have regard to the scale, siting and detailing of existing surrounding development. New dormers and rooflights should be restricted to the rear of properties away from public view.	The negative effect on the character of the Conservation Area through the use of inappropriate materials. Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area the development control process and enforcement powers, in accordance with its statutory obligations.
Ensure that any works to the highway respect the Conservation Area.	The use of inappropriate construction materials, design and location of signage and the design of street lighting can have a detrimental effect on the character and appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving, concrete, and tarmacadam have on the Conservation Area.	The Council will liaise with the Highway Authority and private owners to ensure that any works within the Conservation Area will not have an adverse impact on its character. Where possible modern street lighting should be replaced with heritage cast iron lamp posts. Traditional surfacing materials including cobbles and granite setts, and existing grass verges should be retained. Where possible concrete kerbs should be replaced with granite kerbs. Kerbs should not be introduced where roads are edged with grass verges. *
Important building and boundary features such as chimneys, stone and brick garden walls, fences, hedges, and railings, should be retained.	The protection of traditional features is considered to be important to the character of Conservation Area.	The Council will encourage the retention and replacement of such features when considering proposals for development within Conservation Areas.*
Important individual trees, groups of trees, and open areas should be retained.	Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Preservation Order.	Consideration will be given to the positive impact that trees, open spaces and other soft landscaping make to the character and appearance of the Conservation Area when dealing with development proposals. The Council will encourage all property owners to suitably manage landscaping and trees.
Removal of overhead wires within or adjacent to Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the character and appearance of the Conservation Area.	The Council will encourage agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground schemes.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials.	The Council, through the development process, will ensure new development will utilise traditional roofing materials. Where existing properties situated in sensitive locations have inappropriate roof materials, the Council will endeavour to offer financial contributions to encourage owners to re-roof their properties

	in traditional materials.*

The Environmental Improvement Scheme will be used to offer grants to replace hard landscaping, replace modern street lighting, repair and replace boundary walls and replace concrete roof coverings with natural slate or clay tiles over the next 5 years.

Jan-09



Public Comment s at the Newbold Verdon Conservation Area Exhibition

On the whole there was general support for the aims and objectives of the Conservation Area Appraisal and Management Plan. Residents appreciated the main objective to try and retain the traditional character of the village but were critical of a number of developments that have taken place in the village over the last two to three decades. Specifically, residents were critical of developments built out of keeping with the traditional character of the village, the majority of which were built before the designation of the conservation area in 1989.

There were numerous comments regarding the unfortunately high number of recent alterations to buildings in the conservation area that have altered the traditional character of the buildings but did not require conservation area consent. The most common concern was with the replacement of traditional wooden windows on dwellings with a plastic alternative.

The following key comments where raised at the exhibition:

- 1. A large number of negative comments were also received regarding the planning permission granted at The Rectory, 57 Main Street, for the erection of 13 dwellings. The loss of garden for housing development is always an emotive subject, but the permission was granted by planning committee on 1st February 2008. There were general concerns over the development including the boundary treatments, use of materials on external elevations, and the loss of trees.
- 2. There were various negative comments regarding the concrete sectional garage and timber panel boundary fence at 2 Brascote Lane, located on the southern edge of the conservation area adjacent to the war memorial. The garage and fence were given planning permission on 27th November 2006, and although not in the conservation area, unfortunate ground levels make the garage very prominent over the war memorial. A vegetation screen along the boundary of the war memorial and timber panel fence would help to negate the visual impact of the garage; however as far as the Borough Council are aware the Parish Council would not agree to this suggestion due to the maintenance involved.
- An individual would like to see the heritage lighting scheme recently implemented in the west end of Main Street extended up Bells Lane and further east up Main Street towards the eastern boundary of the conservation area.
- 4. A comment was received questioning the designation of a vista into the countryside between the Hall pavilion and 2A Main Street as the view is only available from an oblique angle. This site is considered to provide a vista into the countryside as the area of land offers a wideranging view into the countryside from a number of angles. The vista

provides an important reminder to the former rural character of the village, and every effort should be made to protect this vista.

- 6. Parking has been identified as a problem on Main Street, with no provision for special parking for church ceremonies. A suggestion was received for a lay-by near the church gates to try and solve the problem of on street parking. The Proposed Submission Allocations/Generic Development Control Policies Development Plan Document has identified the area of land between the Hall pavilion and 2A Main Street as a preferred option for a church car park. Any development proposals on this area of land would have to fit in with the traditional character of the conservation area and should not have any detrimental impact on the vista from this area of land into the open countryside.
- 6. A suggestion was made to extend the conservation area outwards towards Ivy Cottage, 92 Main Street.

Although this is an excellent property with a thatched roof it is not in the historic core of the village so consideration towards extending the conservation area will not be given.

7. A comment was received regarding it being unreasonable to identify 2A and 4A Main Street as a weak area on the Appraisal plan.

2A and 4A Main Street have been identified as a weak area due to the style and architectural design of the buildings being out of character with the traditional style and style of the conservation area, and an obvious anomaly on the street scene of Main Street..

PLANNING COMMITTEE - 10 MARCH 2009

RE: APPEALS LODGED AND DETERMINED

1. PURPOSE OF REPORT

To inform Members of appeals lodged and determined since the last report.

2. **RECOMMENDATION**

That the report be noted.

3. **BACKGROUND TO THE REPORT**

3.1 Appeals Lodged

3.1.2 Appeal by Tesco Stores against the refusal of consent to display an advertisement (08/01055/ADV) on the southern elevation at 1 Hawley Road, Hinckley (written representations).

3.2 Appeals Determined

- 3.2.1 Appeal by Perfect Pizza against the refusal of planning permission by Hinckley and Bosworth Borough Council for the change of use from retail, Class A1 to hot food takeaway, Class A5 at 7 Lawnwood Road, Groby.
- 3.2.2 The main issue identified by the Inspector was the impact of the proposal on the living conditions of nearby residents with regard to odours, noise and disturbance. The appeal site sits within a small parade of shops all of which cease trading in the early evening. The appellant proposes to open until 10pm 6 days of the week, but not at lunchtimes. During his inspection of the appeal premises and surrounding area, the Inspector saw no grounds on which to dispute the Local Planning Authority's claim that Lawnwood Road is a quiet residential area. He considered that the noise generated by manoeuvring vehicles, car doors slamming and conversations by customers lingering outside the shop would have a detrimental impact on local residents, particularly those living above the shops.
- 3.2.3 With regard to odours, it was considered that a properly fitted and maintained extraction system should eliminate most odours to an acceptable background level. Litter and other anti-social behaviour can be controlled under other legislation.
- 3.2.4 Notwithstanding this the Inspector concluded that due to the harm to local residents, the proposal conflicts with Policies BE1 and RET8 of the Hinckley and Bosworth Local Plan and the appeal should be dismissed.

3.2.5 INSPECTOR'S DECISION

Appeal dismissed (MEMBER DECISION)

4. FINANCIAL IMPLICATIONS (AB)

4.1 It is anticipated that all the costs incurred and costs recovered will be met from existing revenue budgets.

5. **LEGAL IMPLICATIONS (MR)**

None

6. **CORPORATE PLAN IMPLICATIONS**

This document contributes to Strategic Aim 3 of the Corporate Plan.

• Safer and Healthier Borough.

7. **CONSULTATION**

None

8. **RISK IMPLICATIONS**

None

9. **RURAL IMPLICATIONS**

None

10. **CORPORATE IMPLICATIONS**

By submitting this report, the report author has taken the following into account:

-	Community Safety implications	None relating to this report
-	Environmental implications	None relating to this report
-	ICT implications	None relating to this report
-	Asset Management implications	None relating to this report
-	Human Resources implications	None relating to this report
-	Voluntary Sector	None relating to this report

Background papers: Appeal Decisions

Contact Officer: Sarah Humphries ext 5680

PLANNING COMMITTEE - 10 MARCH 2009

REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES

RE: APPEALS PROGRESS

1. PURPOSE OF REPORT

1.1 To inform Members of the progress on appeals - details of which are attached.

2. **RECOMMENDATION**

2.1 The report be noted.

3. FINANCIAL IMPLICATIONS

3.1 None

Background Papers:

Contact Officer: Tracy Darke, extension 5692

PLANNING APPEAL PROGRESS REPORT

SITUATION AS AT: 27.02.09

WR - WRITTEN REPRESENTATIONS IH - INFORMAL HEARING PI - PUBLIC INQUIRY

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
09/00005/PP	RW	08/00463/OUT	WR	Mr Bally Chauhan	Broomcroft	Start Date	27.02.09
					Bradgate Hill	Questionnaire	13.03.09
					Groby	3rd Party Notification	13.03.09
						Statement	10.04.09
						Comments	01.05.09
09/00002/PP	LF	08/00627/FUL	PI	Mr Roy Borthwick	Pinewood Lodge	Start Date	19.02.09
09/00003/PP		08/00635/COU			Holiday Village	Questionnaire	05.03.09
09/00004/PP		08/00636/COU			Overton Road	3rd Party Notification	05.03.09
					Ibstock	Rule 6 Statement	02.04.09
						Comments	23.04.09
09/00001/ADV	DK	08/01055/ADV	WR	Tesco Stores Ltd	Tesco Stores Ltd	Start Date	02.02.09
					1 Hawley Road	Comments	09.03.09
					Hinckley		
08/00020/PP	SH	08/00963/FUL	WR	Mr Matthew Scott	21 Adrian Drive	Start Date	08.12.08
					Barwell	Awaiting Decision	
08/00018/TREE	DB	08/00613/TPO	WR	Mr D A Simpson	19 Farm Road	Start Date	29.09.08
					Barwell	Awaiting decision	
08/00015/PP	JH	07/00157/COU	ΙΗ	Ms Lynn Bailey	Amblyn Stud Farm	Start Date	18.07.08
					Hinckley Road	Hearing Date	04.03.09
					Cadeby	-	

PLEASE NOTE: ALL LOCAL INQUIRIES MUST BE ARRANGED WITH DOE THROUGH THIS OFFICE

Rolling April - February 2008/09

Planning

No of Appeal					Offic	er Decis	ion	Counc	illor Dec	ision
Decisions	Allowed	Dismissed	Split	Withdrawn	Allow	Spt	Dis	Allow	Spt	Dis
18	3	12	1	2	1	1	11	2		1
								•		

Enforcement

■ 1

No of Appeal				
Decisions	Allowed	Dismissed	Split	Withdrawn
4		3	1	1