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Steve Atkinson MA(Oxon) MBA FIoD FRSA
Chief Executive

Date: 15 February 2016

Hinckley & Bosworth
Borough Council

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To: **Members of the Planning Committee**

Mr R Ward (Chairman)	Mrs J Kirby
Mr LJP O'Shea (Vice-Chairman)	Mr RB Roberts
Mr RG Allen	Mr SL Rooney
Mr PS Bessant	Mrs H Smith
Mr DC Bill MBE	Mr BE Sutton
Mrs MA Cook	Miss DM Taylor
Mrs GAW Cope	Ms BM Witherford
Mrs L Hodgkins	Ms AV Wright
Mr E Hollick	

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 De Montfort Suite - Hub on **TUESDAY, 23 FEBRUARY 2016** at **6.30 pm** and your attendance is required.

The agenda for the meeting is set out overleaf.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen
Democratic Services Officer

PLANNING COMMITTEE - 23 FEBRUARY 2016

A G E N D A

1. APOLOGIES AND SUBSTITUTIONS

2. MINUTES (Pages 1 - 4)

To confirm the minutes of the meeting held on 26 January 2016.

3. ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL 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. DECLARATIONS OF INTEREST

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

To hear any questions in accordance with Council Procedure Rule 10.

6. DECISIONS DELEGATED AT PREVIOUS MEETING

The Deputy Chief Executive (Community Direction) to report progress on any decisions delegated at the previous meeting.

7. 15/01090/FUL - 23 STATION ROAD, RATBY (Pages 5 - 12)

Erection of new ventilation system to reduce odours emitted.

8. 15/01171/CONDIT - LAND TO THE REAR OF SYCAMORE FARM, MAIN STREET, BARTON IN THE BEANS (Pages 13 - 18)

Variation of conditions 5 and 7 of planning permission 13/00978/COU to alter flying times and restrictions on silent flight times.

9. 15/00639/FUL - WESTLANDS FARM, SIBSON ROAD, RATCLIFFE CULEY (Pages 19 - 30)

Change of use from agricultural use to luxury caravan site.

10. 15/00889/OUT - LAND SOUTH OF JACQUELINE ROAD, FIELD HEAD, MARKFIELD (Pages 31 - 50)

Residential development of up to 140 dwellings and associated infrastructure (outline – access only).

11. 15/01189/GDO - MULBERRY HOUSE, SYCAMORE FARM, MAIN STREET, BARTON IN THE BEANS (Pages 51 - 56)

Erection of steel framed lean-to building.

12. PLANNING POLICIES (Pages 57 - 64)

To be read in conjunction with the above applications.

13. APPEALS PROGRESS (Pages 65 - 68)

Report of the Deputy Chief Executive (Community Direction) attached.

14. DELEGATED DECISIONS ISSUED (Pages 69 - 82)

Report of the Deputy Chief Executive (Community Direction) attached.

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

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Agenda Item 2

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

26 JANUARY 2016 AT 6.30 PM

PRESENT: Mr R Ward - Chairman

Mrs MA Cook, Mrs GAW Cope, Mr WJ Crooks (for Mr DC Bill MBE), Mrs L Hodgkins, Mr E Hollick, Mrs J Kirby, Mr K Morrell (for Mr LJP O'Shea), Mr RB Roberts, Mr SL Rooney, Mrs H Smith, Mr BE Sutton, Miss DM Taylor, Ms BM Witherford and Ms AV Wright

Officers in attendance: Simon Atha, Joseph Matharu, Rebecca Owen, Michael Rice and Nic Thomas

361 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Allen, Bessant, Bill and O'Shea, with the following substitutions authorised in accordance with Council Procedure Rule 4:

Councillor Crooks for Councillor Bill
Councillor Morrell for Councillor O'Shea.

362 APPOINTMENT OF VICE-CHAIRMAN FOR THIS MEETING ONLY

In the absence of the Vice-Chairman, it was moved by Councillor Ward, seconded by Councillor Hollick and

RESOLVED – Councillor Sutton take the Vice-Chairman's seat for this meeting only.

363 MINUTES

It was moved by Councillor Sutton, seconded by Councillor Wright and

RESOLVED – the minutes of the meeting held on 22 December be confirmed and signed by the Chairman.

364 DECLARATIONS OF INTEREST

Councillor Ward declared a personal interest in application 15/00549/FUL and stated that he would not vote on the matter.

365 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued.

366 15/01292/OUT - LAND TO THE SOUTH WEST OF LUTTERWORTH ROAD, BURBAGE

Application for residential development for up to 80 dwellings, open space and associated works (outline – access only).

Councillor Taylor arrived at 18:36.

It was moved by Councillor Rooney and seconded by Councillor Cook that the Committee accept the officer's recommendation to grant permission.

Councillor Wright asked for an additional condition to be added to the proposal that requires the developer to submit a traffic survey and any related mitigation measures before development begins.

Both Councillor Rooney and Councillor Cook agreed to Councillor Wright's amendment and therefore it was

RESOLVED – the application be approved subject to conditions contained in the officer's report and a condition imposed to require a further traffic survey to be carried out prior to the commencement of development.

367 15/00826/REM - LAND SURROUNDING SKETCHLEY HOUSE, WATLING STREET, BURBAGE

Application for the approval of reserved matters (appearance, landscape, layout and scale) of outline planning permission 13/00529/OUT for residential development of 135 dwellings, public and private open space, landscaping and associated infrastructure.

It was moved by Councillor Sutton, seconded by Councillor Rooney and

RESOLVED – the application be approved subject to the conditions contained in the officer's report and late items.

368 15/00549/FUL - ST CHRISTOPHER'S CHURCH HALL, 22 MOORE ROAD, BARWELL

Application for demolition of church hall and erection of four dwellings.

On the motion of Councillor Taylor and seconded by Councillor Crooks it was

RESOLVED – the application be refused in accordance with the officer's recommendation.

369 15/00650/OUT - LAND REAR OF 12 BIRCH CLOSE, EARL SHILTON

Application for demolition of dwelling and erection of 14 dwellings (outline – access and layout).

It was moved by Councillor Sutton, seconded by Councillor Crooks and

RESOLVED – the application be approved subject to conditions and a Section 106 agreement.

370 15/00687/HOU - HARRIS BRIDGE COTTAGE, WATERY LANE, TWYXCROSS

Application for detached garage to front with room in roof.

Notwithstanding the officer's recommendation that the application be refused, Councillor Morrell proposed a motion to grant planning permission on the grounds that he did not feel that the proposed development would affect residential or visual amenity when viewed from the main road. This motion was seconded by Councillor Hodgkins.

Before being taken to a vote, some members expressed the view that a deferral would be a better option to give the applicant the opportunity to address the concerns about the

visual impact. Councillor Roberts proposed to defer the application and this was seconded by Councillor Wright.

As the first valid motion, Councillor Morrell's proposal to approve the application was put to the vote and carried. Members subsequently expressed concern that the motion on which they were voting was unclear and it was requested that the vote be re-taken. Upon the vote being taken it was declared CARRIED and

RESOLVED – the application be approved.

371 APPEALS DECISIONS RECEIVED

The committee noted the report.

372 APPEALS PROGRESS

The appeals progress report was noted.

373 DELEGATED DECISIONS ISSUED

The update on decisions delegated was noted.

374 PLANNING ENFORCEMENT UPDATE

The committee noted the enforcement update.

375 MAJOR PROJECTS UPDATE

The major project update was noted.

(The Meeting closed at 8.23 pm)

CHAIRMAN

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Planning Committee 23 February 2016
Report of the Chief Planning and Development Officer

Planning Ref: 15/01090/FUL
Applicant: Harrison Spice
Ward: Ratby Bagworth And Thornton

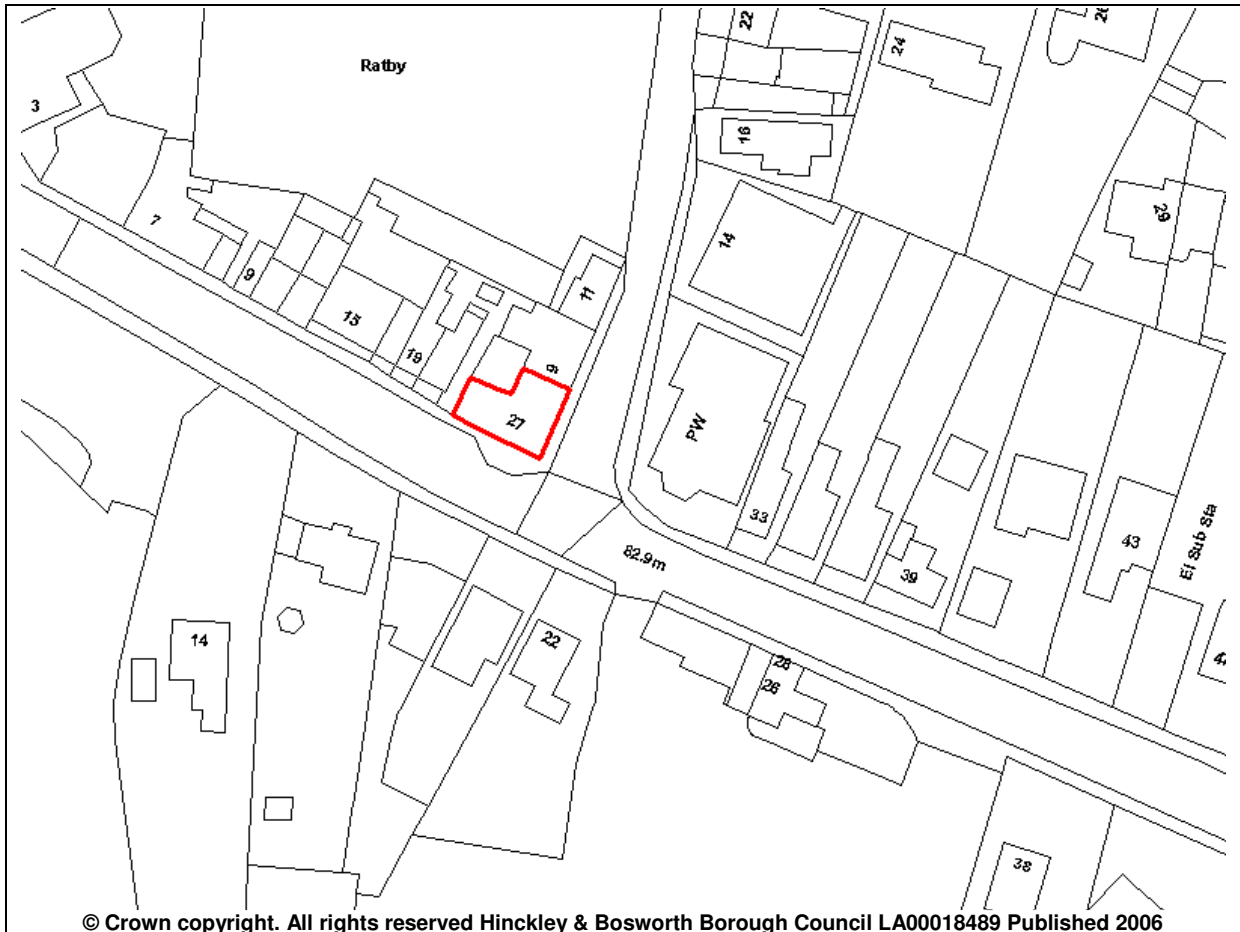


Hinckley & Bosworth
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Site: 23 Station Road Ratby

Proposal: Erection of new ventilation system to reduce odours emitted



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1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined in section 11 of this report.

1.2. That the Chief Planning and Development Officer be given powers to determine the final detail of planning conditions.

2. Planning Application Description

- 2.1. The applicant is seeking planning permission for the erection of an improved ventilation system to the rear of the premises. The proposed flue has a number of technical details on the flue to ensure that odour and noise is reduced to a minimum. The new proposed flue will include carbon filters, grease filters and

appropriate silencers on the flue. It is proposed that the flue will be 1 metre above the ridge level of the property which would include a Swedish type discharge cowl fitted which will ensure that the air jets to another 2 to 3 metres into the air.

- 2.2. The flue will be fitted with suitable brackets and supports and will have anti vibration mountings installed to minimize any vibration within the system.
- 2.3. It is proposed that carbon filters will be used to neutralize any odour that may be generated; these will be fitted in a location so that the applicant can easily change the filters and maintain the ventilation system.

3. Description of the Site and Surrounding Area

- 3.1. The property sits on the corner of Station Road and Chapel Lane with the majority of the premises fronting onto Station Road. The site is located within the Ratby Conservation Area, which is within the settlement boundary.
- 3.2. The property features large windows along Station Road elevation as part of a traditional shop frontage with the door to the premises located on the corner of Station Road and Chapel Lane. To the rear of the premises is a yard accessed via a passageway between No. 21 and the building, used for the storage of waste bins.
- 3.3. Adjacent to the premises is a row of traditional terraced residential properties No. 15 to No. 21. To the other side of Chapel Lane is Ratby Methodist Church. Directly opposite the site are a number of detached residential properties Nos. 16, 18 and 20 which are set back from the highway behind front gardens/driveways.
- 3.4. There is no off-street parking within the site. Parking is available on street to the front of the property. Adjacent to the premises is a row of terraced houses which have no street parking available, on the opposite side of the road there are no restrictions in terms of parking and wait times.

4. Relevant Planning History

13/00350/COU	Change of use from A1 (Shop) to A3 (Cafe) (Retrospective)	Approved	30.07.2013
14/00277/CONDIT	Variation of condition 2 of planning permission 13/00350/COU to change opening hours to 17:00 - 22:30 Monday to Thursday 17:00 - 23:00 Friday to Saturday and 17:00 - 21:30 Sunday	Approved	28.05.2014

14/01283/COU

Change use from
restaurant to a mixed
use restaurant and
hot food takeaway
(retrospective)

Refused

03.06.2015

5. Enforcement History

- 5.1 On the 3 June 2015 planning permission was refused for the “Change of use from a restaurant to a mixed use restaurant and hot food takeaway (retrospective)” (Planning Reference: 14/01283/COU). Following the refusal of planning permission on the 18 June 2015 the Local Planning Authority issued an enforcement notice for this use to cease. The applicant has subsequently appealed this decision. No decision has been issued by the Planning Inspectorate in regard to this appeal. Therefore, currently the lawful use of the premises is still a restaurant (A3 Use).

6. Publicity

- 6.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 6.2. Nine letters of objection have been received from members of the public, with there points summarized below:
1. The odour and noise currently generated from the flue is unacceptable and the new flue proposed will not make any difference
 2. Where the flue is positioned is in a very small enclosed space and is approximately 4 to 5 metres away from residents enclosed yards
 3. The application states to reduce odours, we don't want any odours at all
 4. The proposed flue will be above the ridge level and will therefore have a negative effect on the Conservation Area
 5. The turbo fan even with silencers will still make a noise and restrict windows from being opened on warm evenings.

7. Consultation

- 7.1. Conservation Officer raised no objection to this proposal.
- 7.2. Street Scenes (Waste) raised no objection to this proposal.
- 7.3. Environmental Health (Pollution) have consulted with the ventilation engineer and are satisfied with the proposed scheme subject to the following conditions recommended:
1. The extractor fan on the external wall in the kitchen shall not vent air to the outside and shall be used for air intake only
 2. A maintenance schedule in line with manufacturer's guidelines for each component of the system shall be submitted to and approved in writing by the Local Planning Authority. Maintenance shall be undertaken in line with the

approved maintenance schedule unless an amendment has been agreed in writing by the Local Planning Authority

3. A log of all maintenance undertaken in line with the maintenance schedule approved shall be kept on site for inspection by the Local Planning Authority as required.

Environmental Health (Pollution) has also recommended a suitably worded note to applicant to ensure that all staff are fully educated on the use of the ventilation system.

7.4 Environmental Health (Drainage) had no comments to make in regard to the application.

7.5 Ratby Parish Council have not provided any comments in regard to the application.

8. Policy

8.1. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

8.2. Hinckley and Bosworth Local Plan (2001)

- Policy BE1: Design and siting of development
- Policy BE7: Development in Conservation Areas

8.3. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

9. Appraisal

9.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the character of the area
- Impact upon neighbouring amenity

Assessment against strategic planning policies

9.2. The premises are able to lawfully operate as a café/restaurant, which was granted planning permission in 2013. A variation to the restaurant's opening hours was approved in 2014. The site is located within the settlement boundary of Ratby. The erection of a new improved ventilation system will reduce the impact the current ventilation system has on local residents. Therefore, this proposed development does not conflict with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Impact upon the Character of the Area

- 9.3. Policy BE1 of the Local Plan and Policy DM10 of the emerging site allocations and development management policies DPD require developments to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 9.4. The flue is to be constructed to the rear of the premises and will therefore have no impact on the Conservation Area. However, the cowl fitted to the top of the flue will exceed the ridge height of the flue and will be seen from Chapel Lane. The premises have a varying amount of different ridge levels and therefore at the lowest point it may be possible to see approximately 50 centimeters of the flue. The flue is proposed to be finished in galvanized steel. However, to reduce the potential impact this may cause on the Conservation Area it is reasonable to impose a condition to ensure that the flue above top of the ridge is finished in a suitable material to reduce the impact this may have on the Conservation Area. If this condition is imposed, it will be in accordance with Policy BE1 of the adopted Local Plan and Policy DM10 of the emerging site allocations and development management polices DPD.

Impact upon Neighboring Residential Amenity

- 9.5. Policy BE1 of the adopted Local Plan is considered to have a high degree of conformity with the NPPF and can therefore be given significant weight in the determination of this application. The policy relates to the design and siting of development and seeks a high standard of design to safeguard and enhance the existing environment through a criteria based policy. Policy BE1 (criterion i) seeks to ensure that the development does not adversely affect the occupiers of neighbouring properties.
- 9.6. When considering this application two of the key impacts are on noise and odour potentially generated by the flue. Currently to the rear of the premises is an unauthorised flue which has been in situ since August 2014. Since, its installation the Council has received a number of complaints from local residents about the impact the flue has caused with unacceptable odour and noise being generated which has affected properties adjacent to the premises and properties on the other side of Station Road.
- 9.7. The applicant has hired a qualified ventilation engineer to install an improved flue to the rear of the premises. The flue is designed with several features to reduce odour and noise which could be generated by the flue. The flue will also be installed with silencers to reduce the noise generated by the turbo fans installed; this is also confirmed with the installation of the ventilation flue as it will be installed with vibration pads to reduce noise further.
- 9.8. The purpose of the turbo fan is to ensure that the odour is released at a velocity high enough into the air so this reduces any odour generated significantly. This is to ensure that any odour generated will exceed the height of the properties on Station Road. As the premises is lower the height of the properties on Station Road are higher and therefore a turbo fan will ensure that the velocity is powerful ensure to ensure the odour is dispersed at least 2 to 3 metres higher into the air. As a result the proposed flue will be a significant improvement to the area and will reduce the amount of odour and noise. Environmental Health (Pollution) has recommended a number of conditions to be imposed on the development. These conditions relate to maintenance of the ventilation system and a log to ensure that the ventilation system is being maintained properly. These conditions are all appropriate and

therefore not considered unreasonable. It is considered that the proposal is considered in accordance with Policy BE1 of the adopted Local Plan 2001.

10. Conclusion

- 10.1. The installation of an improved ventilation system will reduce the amount of odour and noise generated from the premises. The ventilation system will be constructed to a high standard with a number of features included on the flue to ensure it meets environmental health standards. To function correctly the flue will extend slightly above the ridge height. A suitably worded condition is proposed to ensure that the finish on the top of the flue is in keeping with the local area. Furthermore, it is recommended that the proposed ventilation system be approved as it is in accordance with Policy BE1 and Policy BE7 of the adopted Local Plan.

11. Recommendation

11.1. Grant subject to conditions

- 11.2. In dealing with the application, through ongoing negotiation the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

11.3. Conditions and Reasons

1. This development hereby permitted shall start before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Existing and Proposed Plan (Scale 1:100, Drawing No: Sheet 1), Existing and Proposed Elevations (Scale 1:100, Drawing No: Sheet 2) received by the Local Planning Authority on the 16 November 2015 and Block and Site Plan (Scale: 1:200) received by the Local Planning Authority on the 30 December 2015 and External rear elevation (Scale 1:100, Drawing No. Sheet 1) received by the Local Planning Authority on the 5 February 2016.

***Reason:** To define the permission.*

3. Prior to the commencement of development a maintenance schedule in line with manufacturer's guidelines for each component of the system shall be submitted to and approved in writing by the Local Planning Authority. Maintenance shall be undertaken in line with the approved maintenance schedule unless an amendment has been agreed in writing by the Local Planning Authority.

***Reason:** To ensure that the flue is maintained so it does not become a source of annoyance for neighbours in accordance with Policy BE1 (criterion i) of the adopted Local Plan.*

4. A log of all maintenance undertaken in line with the maintenance schedule referred to in condition 3 above shall be kept on site for inspection by the Local Planning Authority as required.

Reason: *For the avoidance of doubt.*

5. The fan on the external wall facing Chapel Lane, in the kitchen shall not vent air to the outside and shall be used for air intake only.

Reason: *To ensure that the extractor fan does not become a source of annoyance for neighbours in accordance with Policy BE1 (criterion i) of the adopted Local Plan.*

6. Prior to the commencement of development, samples of the external finish of the flue shall be submitted in writing and approved by the Local Planning Authority.

Reason: *To ensure that the flue is of a suitable design and fits into the character of the Conservation Area in accordance with Policy BE1 and BE7 of the adopted Local Plan.*

11.4. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Education of all staff on how to use the full ventilation system is paramount in ensuring its success. All possible controls should be installed to limit operator error that may reduce efficiency of the system.

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Planning Committee 23 February 2016
Report of the Chief Planning and Development Officer



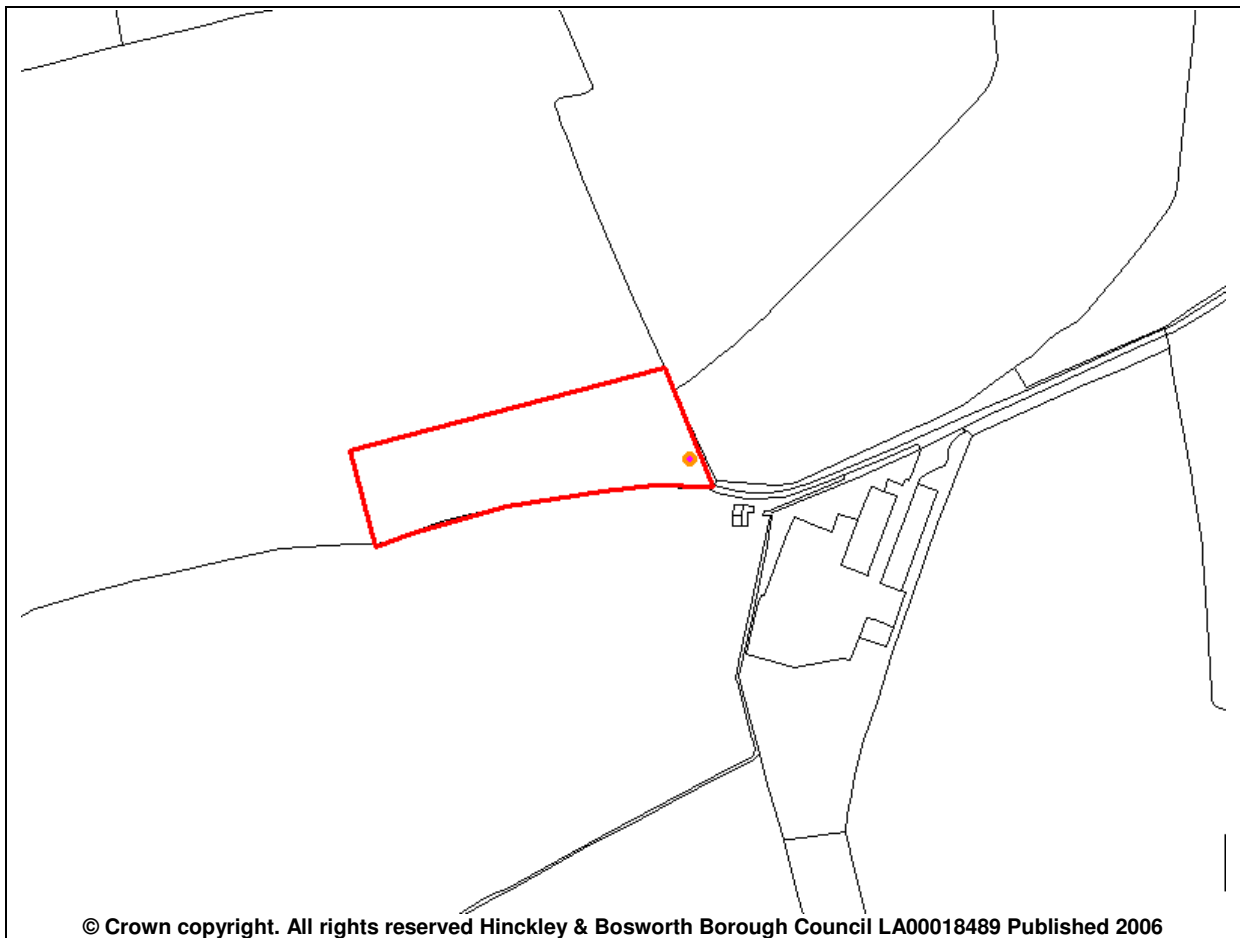
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Planning Ref: 15/01171/CONDIT
Applicant: Barton In The Beans Model Flying Group
Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: Land To The Rear Of Sycamore Farm Main Street
Barton in the Beans

Proposal: Variation of conditions 4 and 7 of planning permission 13/00978/COU
to alter flying times and restrictions on silent flight times



1. Recommendations

1.1. Grant planning permission subject to:

1. Planning conditions outlined in section 10 of this report.

1.2. That the Chief Planning and Development Officer be given powers to determine the final detail of planning conditions.

2. Planning Application Description

- 2.1. This application seeks planning permission for the variation of condition 4 and 7 of planning permission 13/00978/COU. The previous planning permission was granted for the "Use of land for flying model aircraft and use of derelict building for shelter".
- 2.2. The applicant seeks to vary two of these conditions. Condition 4 of the 2013 permission stated the following:
- 2.3. "The flying time for internal combustion engine model aircraft shall be limited to Monday to Saturday 10:00 to 16:00 and Sunday 10:00 to 14:30". The applicant is seeking planning permission to alter the Sunday hours to be in line with the Monday to Saturday operating hours and therefore finishing at 16:00.
- 2.4. The second condition the applicant is seeking approval for is to vary condition 7 of the 2013 permission. The original condition stated the following:
- 2.5. "Internal combustion engine models shall be fitted with an effective silencer at all times and no model should be operated which gives a noise measurement at 7 metres of more than 82db the method of measurement of noise emitted by model aircraft as detailed on page 10 of the Code of Practice on Noise from Model Aircraft 1982 shall be used to determine the noise emitted". The applicant is seeking planning permission to fly silent model aircraft unlimited and therefore, this condition will not be applicable to silent model aircraft.
- 2.6. The applicant originally applied to fly both days at the weekend and therefore varying condition 5 of the 2013 permission. However through consultation and discussions with the owner this is no longer being applied for. Following the amended changes a re consultation has taken place.

3. Description of the Site and Surrounding Area

- 3.1. The application site relates to a strip of land within a field to the south of Sycamore Farm with the disused building in the south east corner of the site. The vehicular access from Main Street to the site is consistent with the route of footpath S90.
- 3.2. The site is located outside of the settlement boundary of Barton in the Beans, as defined by the adopted Hinckley and Bosworth Local Plan 2001.

4. Relevant Planning History

12/00615/COU	Use of land for flying model aircraft and use of derelict building for shelter	Approved	03.12.2012
13/00978/COU	Use of land for flying model aircraft and use of derelict building for shelter	Approved	18.03.2014

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

- 5.2. Five letters of objection have been received with the main concerns as follows:
1. Nuisance to residents
 2. No issue arose in regard to the silent flying
 3. The flying club makes considerable noise and prevents peaceful use of the footpaths in the area.
- 5.3. Received one comment in support of the application stating that the hours they have asked for is reasonable; we cannot put unreasonable conditions relating to noise when people make noise with lawn mowers in adjacent properties. Most of these activities allow people to enjoy the countryside which should be encouraged and not discouraged.

6. Consultation

- 6.1. Conservation Officer raised no objection to the proposal.
- 6.2. Shakerstone Parish Council raised concerns about the impact and disturbance on local residents and that the flying club's activities have been intrusive at times to local residents.
- 6.3. Environmental Health (Pollution) raised no objection to the proposal.
- 6.4. Leicestershire County Council (Highways) has no comments to make.
- 6.5. Carlton Parish Council have made comments in support of the application and stated that there should be appropriate worded conditions to limit the flying in accordance with the approval.
- 6.6. Environmental Health (Drainage) have no comments.
- 6.7. Leicestershire County Council (Public Rights of Way Officer) have no objection to the proposal but have suggested some notes to applicants be added to ensure the right of way is still protected.
- 6.8. This is neither a type of application where the Civil Aviation Authority require to be consulted nor one where they would wish to be consulted.

7. Policy

- 7.1. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2012)
 - Planning Practice Guidance (PPG)
- 7.2. Hinckley and Bosworth Local Plan (2001)
- Policy NE5: Development in the Countryside
 - Policy BE1: Design and Siting of Development
- 7.3. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)
- Policy DM1: Presumption in favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon neighboring amenity

Assessment against strategic planning policies

8.2. The application site lies outside of the settlement boundary of Barton in the Beans, as defined on the proposals map of the adopted Local Plan 2001 and is therefore within an area designed as countryside and as such falls to be considered in terms of Policy NE5 of the Local Plan. Saved Local Plan Policy NE5 states that the countryside will be protected for its own sake and planning permission will be granted for built and other forms of development provided that the development is either:-

- a) Important to the local economy and cannot be provided with or adjacent to an existing settlement or
- b) For the change of use, re-use or extension of existing buildings, particularly those of historic value; or
- c) For sport and recreation purposes

8.3. It is considered that the use of land for flying model aircraft is for recreation purposes and as such satisfies criterion c) of Saved Policy NE5. The NPPF is supportive of social, cultural and recreational facilities and is therefore considered consistent with this criterion.

8.4. The NPPF also encourages multiple benefits from the use of land, recognising that some open land can perform many functions of mixed use development of land.

8.5. In summary, there is specific policy support at national and local level for development within the countryside for sport and recreation purposes and for the change of use for recreational purposes, subject to satisfying design criteria i-iv within Policy NE5. Accordingly there is no-in principle objection to this proposal, subject to all other planning matters being adequately addressed.

Impact upon Neighboring Residential Amenity

8.6. Criterion i of the saved Policy BE1 of the adopted Local Plan and Policy DM10 of the Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014) are considered to have limited conflict with the intentions of the NPPF and as such should be given weight in consideration of this application.

8.7. The nearest residential properties would be those approved under application ref: 08/01001/FUL which at the closest point would be approximately 650 metres away.

8.8. Objections have been received from members of the public concerned with the additional noise that maybe generated. The applicant is applying for an extra 1.5 hours on a Sunday and still wishes to fly only on one day at the weekend. The extra operating hours will have little effect on the neighbouring amenity as the hours will be the same as permitted from Monday to Saturday. The operating of silent flying

will be unrestricted and will have very little impact on the neighbouring residential amenity. Therefore it is considered that the proposed variation of conditions will be in accordance with Policy BE1 (criterion i) of the adopted Local Plan and Policy DM10 of the Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014).

Other Issues

8.9 The conditions imposed on the previous planning approval of 13/00978/COU are applicable to be added to this application as this is to ensure that residential amenity is protected and so that the use does not become a source of annoyance to neighbouring residents.

8.10 Leicestershire County Council (Public Rights of Way) has recommended some notes to applicants to be included to ensure that the adjacent public footpaths are protected. Adding these notes is feasible as it ensures that the longevity of the footpath is protected for future users.

9. Conclusion

9.1 The proposal to alter hours on a Sunday to operate until 16:00 and to have unlimited silent flying will have very little effect on the neighbouring amenity and therefore the proposal is considered to be in accordance with Policy BE1 and NE5 of the adopted Local Plan and Policy DM4 and DM10 of the Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014).

10. Recommendation

10.1. Grant subject to conditions

10.2. In dealing with the application, through ongoing negotiation the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

10.3. Conditions and Reasons

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

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

2. All take off and landings shall be undertaken within the red edge of Ordnance Survey received by the Local Planning Authority on the 6 November 2015.

Reason: *To define the permission.*

3. The flying time for internal combustion engine model aircraft shall be limited Monday to Sunday 10:00 to 16:00.

Reason: *To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with Policy BE1 (criterion i) of the adopted Hinckley and Bosworth Local Plan 2001.*

4. The flying times shall be limited to four days per week (Monday to Friday) and one day per weekend (Saturday to Sunday).

Reason: *To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with Policy BE1 (criterion i) of the adopted Hinckley and Bosworth Local Plan 2001.*

5. A log shall be kept of the models flown, dates and time in the air which will be available for inspection by the Local Planning Authority.

Reason: *For the avoidance of doubt.*

6. Internal combustion engine models shall be fitted with an effective silencer at all times and no model should be operated which gives a noise measurement at 7 metres of more than 82db the method of measurement of noise emitted by model aircraft as detailed on page 10 of the Code of Practice on Noise from Model Aircraft 1982 shall be used to determine the noise emitted. This does not include silent model aircraft, all silent model aircraft have unlimited flying times.

Reason: *To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with Policy BE1 (criterion i) of the adopted Hinckley and Bosworth Local Plan 2001.*

7. The shelter shall be used for purposes ancillary to the use of the site for the flying of model aircraft and only at times when flying takes place.

Reason: *To ensure that the use remains commensurate to the scale and need of the primary uses and does and is not used to the detriment of residential amenity to accord with Policy (criterion i) of the adopted Hinckley and Bosworth Local Plan 2001.*

10.4. Notes to Applicant

1. The applicant will be under a statutory obligation to ensure that users of footpaths S90 and S68 continue to have safe and uninterrupted access along those routes at all times while the model aircraft are being flown.
2. The public footpaths must not be re-routed, encroached upon or obstructed in anyway without prior authorisation. To do so may constitute an offence under the Highways Act 1980.
3. No new gates, stiles, fences or other structures affecting a Right of Way, of either a temporary or permanent nature, should be constructed without the written consent of the Highway Authority having been obtained. Unless a structure has been authorised, it constitutes an unlawful obstruction of a Right of Way and the County Council may be obliged to require its immediate removal.

Planning Committee 23 February 2016
Report of the Chief Planning and Development Officer



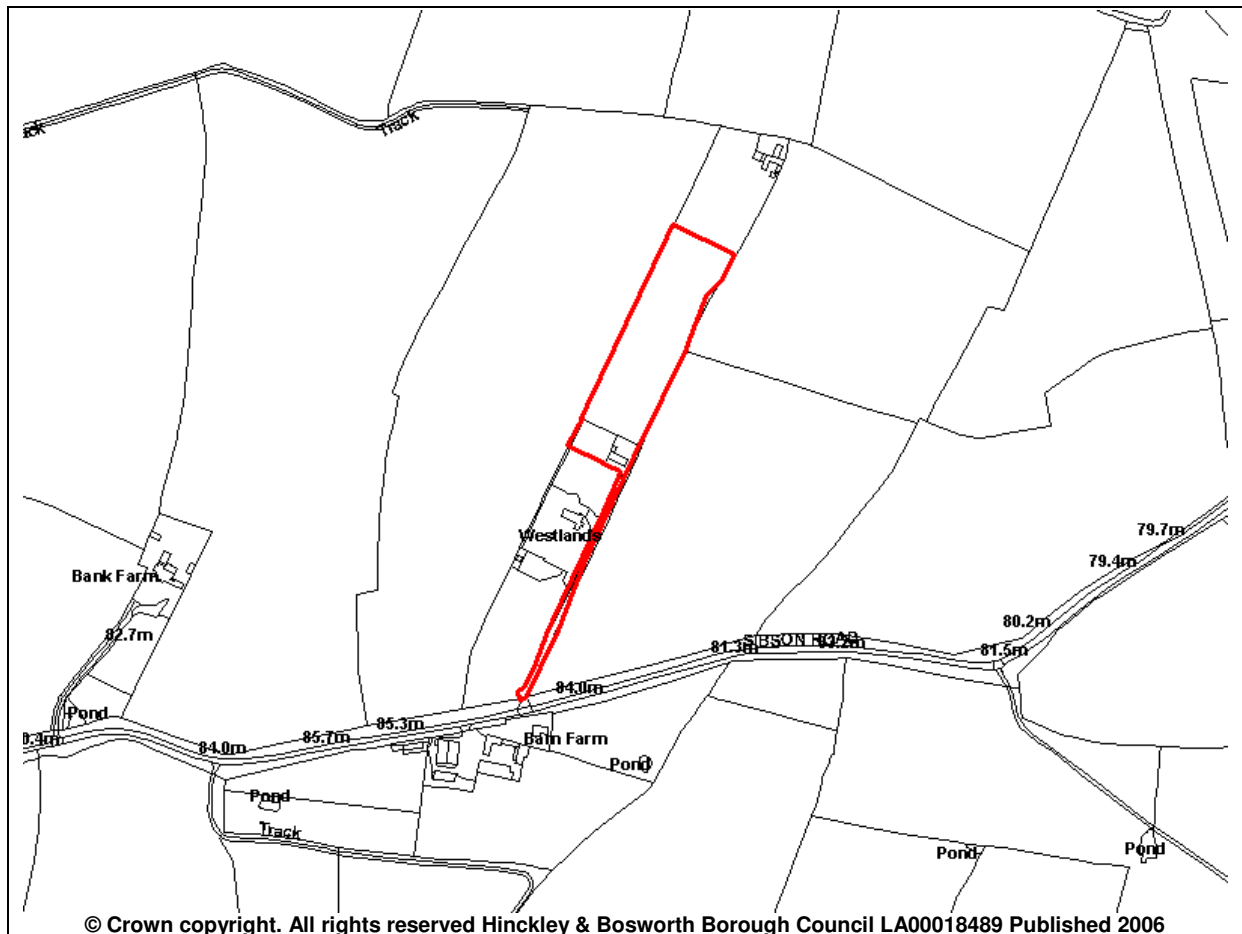
Hinckley & Bosworth
Borough Council

A Borough to be proud of

Planning Ref: 15/00639/FUL
Applicant: Mr Dom Such
Ward: Twycross Sheepy & Witherley

Site: Westlands Farm Sibson Road Ratcliffe Culey

Proposal: Change of use from agricultural use to a luxury caravan site



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined in section 10 of this report.

1.2. That the Chief Planning and Development Officer be given powers to determine the final detail of planning conditions.

2. Planning Application Description

- 2.1. This application seeks full planning permission for the change of use of land to a luxury caravan site. This proposal would provide 29 pitches and would provide a mix of caravan plots, for Airstream Caravans and Yurts. It is intended that the

applicants would have some Yurts and Airstream Caravans on site for hire, however Caravans would also be brought onto the site by visitors.

- 2.2. Each plot would be serviced by a Camp Plus bathroom unit, which measures 1.95m in width, 1.61m in length and 2.15m in height, and provides a toilet, shower and sink. These units can be moved, however they would be connected to the foul drainage system so would be sat on site all year round for each plot.
- 2.3. The proposal also includes a change of use from an outbuilding to a communal area with laundry and wash facilities and a reception/shop. The only external alterations to the outbuilding are the garage doors are to be replaced with windows.
- 2.4. The site would be accessed using an existing access to Westlands from Sibson Road. An access road exists from Sibson Road to the application site. The application also proposes an internal access track which serves the proposed plots.
- 2.5. The applicant intends to provide further landscaping within the site, however full details have not been submitted.

3. Description of the Site and Surrounding Area

- 3.1. The site lies approximately 1.6 km east of Ratcliffe Culey within the open countryside. The application site is approximately 1.11ha in size and is currently agricultural in use. The grass is mowed for hay by a local farmer and then mowed by the applicants periodically to ensure the site does not become overgrown.
- 3.2. The site is bound by mature hedgerow to the east and western boundaries and mature hedgerow and trees to the northern boundary. The southern boundary is bound by a post and rail fence and large conifers and forms the boundary to the residential curtilage for Westlands Farm.
- 3.3. An outbuilding lies within the south eastern corner of the site. This includes several garages and room for storage. The building is brick built with a metal sheet roof and appears to be in a good state of repair.
- 3.4. The nearest properties to the site are Bank Farm approximately 390 metres to the west and Barn Farm approximately 260 metres to the south.

4. Relevant Planning History

14/00556/FUL	Change of use and extension from existing storage and distribution (B8) workshop to commercial business for industrial processes (B1(c))	Permission	26.01.2015
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5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents and a further consultation was undertaken following the submission of additional information and plans. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.

5.2. Six objections have been received and raised the following issues:-

1. Would alter the rural character of the area
2. Should be green belt land
3. Would be a blot on the landscape
4. Would result in additional traffic generation along Sibson Road, causing highway safety issues
5. Potential flood risk implications to neighbouring arable fields and spring 100m away
6. No sewers identified
7. Would lead to permanent dwellings on site
8. Would not know who is living there
9. Impact upon security of neighbouring property
10. Badgers exist on site
11. Fire risk to arable fields from open fires
12. Noise impacts to animals on site
13. Loss of privacy and overlooking to neighbouring properties with overbearing impact
14. Would devalue neighbouring properties.

6. Consultation

6.1. No objections, some subject to conditions, have been received from:-

Environment Agency
Severn Trent Water
Leicestershire County Council (Highways)
Leicestershire County Council (Drainage)
Leicestershire County Council (Ecology)
Environmental Health (Drainage)
Environmental Health (Pollution)

6.2. Witherley Parish Council have raised concerns identified by residents which include:-

1. Detrimental impact upon the rural character of the area due to 29 'shining tin cans'
2. Site is wide open and visible
3. No permanent sewage plans for the site
4. Potentially 116 additional people on site (based on 4 people per caravan)
5. Could be used by Travellers in the future and would be difficult to remove them
6. Applicants could apply for residential dwellings on site in the future
7. Caravans should not be lived in for 11 months of the year
8. Run off from development which could contaminate the springs and small pools in the nearby fields.

7. Policy

7.1. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

7.2. Local Plan 2006 – 2026: Core Strategy (2009)

- Policy 23: Tourism Development

- 7.3. Hinckley and Bosworth Local Plan (2001)
- Policy BE1: Design and Siting of Development
 - Policy BE20: Reuse and adaptation of Rural Buildings
 - Policy T5: Highway Design and Vehicle Parking Standards
 - Policy NE5: Development in the Countryside
 - Policy NE12: Landscaping Schemes
 - Policy NE14: Protection of Surface Waters and Groundwater Quality
- 7.4. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highways Design
 - Policy DM18: Vehicle Parking Standards

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the character of the area
- Impact upon neighbouring amenity
- Impact upon the highway
- Ecology
- Drainage
- Other Issues

Assessment against strategic planning policies

- 8.2. Paragraph 14 of the National Planning Policy Framework (NPPF) and emerging Policy DM1 of the Site Allocations and Development Management Policies DPD SADMP sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved.
- 8.3. The site is located outside any identified settlement boundaries within the Local Plan (2001) and the emerging Site Allocations and Development Management Policies (SADMP) (2014) and is therefore within the open countryside. Saved Policy NE5 of the Hinckley & Bosworth Local Plan (2001) restricts development within the open countryside to development which is either important to the local economy and cannot be provided within or adjacent to an existing settlement; or for the change of use, reuse or extension of an existing building; or for sport and recreation purposes.
- 8.4. Paragraph 28 of the NPPF promotes the development and diversification of agriculture or other land based rural activities and sustainable rural tourism that benefit businesses in rural area, communities and visitors which respect the character of the countryside. Additionally Policy 23 of the Core Strategy identifies that tourism development, which includes holiday accommodation, will be encouraged in suitable locations where the development can help support existing local community services and facilities; is of a design and scale which is appropriate

to minimise impact and assimilate well with the character of the area with acceptable landscaping; adds to local distinctiveness; complements the tourism themes of the borough and adds to the economic wellbeing of the area.

- 8.5. The council is currently developing a rural strategy for the borough, which is expected to be adopted later this year. This rural strategy has an overall vision 'To secure distinct, diverse and prosperous rural communities in Hinckley & Bosworth, developing within a sustainable and managed environment, and thereby ensuring a good quality of life for all'. Within this strategy there is a priority theme and focus for Economy, Enterprise and Tourism, of which this application falls within.
- 8.6. The site is located within the western area of the borough and is within 6 miles of Twycross Zoo and 5 miles of Market Bosworth and Bosworth Battlefield. The site is not well served by public transport. However, due to the rural nature of a caravan site, this can often be the case. There are nearby footpaths which lead to the nearby villages of Ratcliffe Culey, Sheepy Magna, Sibson and Witherley. There are also opportunities for cycling within the area and due to the short distance of tourist features it is considered reasonable to assume that cycling maybe used as a form of transport to these locations. However, it is accepted that users of the proposal would likely use their vehicles at some point when investigating the area. Due to the positioning of the site within the borough and less than 10km away from key tourism facilities it is considered that the site is located within a suitable location to support the tourist facilities within the borough.
- 8.7. The site is currently an under-utilised agricultural field and the applicant wishes to diversify the use of the property. This would generate additional income to support the large property to the south of the site. The applicant has also stated that local businesses would be supported and promoted where possible, though the sale of local produce in the shop and leaflets for local businesses and tourist sites within the borough.
- 8.8. The site is surrounded by mature hedge planting which is approximately 3 metres in height. The site also drops in levels to the north and is therefore within a topographical 'dip'. Due to this mature boundary the visibility of the site is limited and due to the low height of the proposed caravans and toilet facilities it is unlikely that these would be visible from outside of the site. It is therefore considered that the proposal would not alter the rural open nature of the area and is therefore acceptable. This is further discussed in the section 'Impact upon the character of the area'.
- 8.9. The proposal would enhance and compliment the range of visitor accommodation within the borough which would in turn benefit and increase the competitiveness of the local economy. Due to the existing vegetation, topography and landscaping proposals the visibility of the development would be minimal. Whilst the location would result in a reliance on the private car, there are walking and cycling opportunities in the area and it is not considered that this would outweigh the economic benefits of the proposal and is therefore in accordance with paragraph 28 of the NPPF, Policy 23 of the Core Strategy, NE5 of the Hinckley and Bosworth Local Plan and emerging Policy DM4 of the SADMP.

Impact upon the Character of the Area

- 8.10. Policy BE1 (criterion a) of the adopted Local Plan and Policy DM10 of the emerging SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design,

materials and architectural features with the intention of preventing development that is out of keeping with the character of the surrounding area. Policy NE5 also requires development in the countryside to not have an adverse effect upon the appearance and character of the landscape; be in scale with the existing building and surroundings and ensure development is effectively screened by landscaping or other methods if necessary.

- 8.11. Views of the proposal from outside of the site would be minimal. The development site sits to the rear of Westlands Farm and is surrounded by hedging to three boundaries. The site also slopes down towards the north. Due to these existing features views into the site are minimal. Whilst the access to the site is straight from Sibson Road, it is approximately 250 metres from the highway and is bound by hedging which significantly restricts views into the site.
- 8.12. The proposal seeks to retain the hedge and fill in gaps where necessary. Additionally the applicants propose to undertake additional landscaping within the site such as tree planting and wild flower planting to encourage wildlife into the site. The applicants aim is to make the site natural and meadow like, with pitches feeling secluded, with natural materials and planting to be used in the landscaping. This is in keeping with saved Policy NE12 of the Local Plan, which requires developments to take into account the existing landscaping features of the site and make provision for further landscaping where appropriate. A condition is included to ensure the landscaping details and phasing are agreed by the local planning authority prior to the commencement of development.
- 8.13. The airstream caravans, yurts and toilet facilities on site are not expected to be higher than 2.5 - 3 metres. Concerns have been raised with regards to the impact of the 'shiny' appearance of caravans to the surrounding area; however the visibility of these would be minimal due to the hedging surrounding the site.
- 8.14. The application would be effectively screened by existing and proposed landscaping and would not have a detrimental impact upon the surrounding landscape and is therefore acceptable and in accordance with Policies BE1 (criterion a), NE5 and NE12 of the Local Plan and emerging Policy DM10 of the SADMP.

Impact upon Neighboring Residential Amenity

- 8.15. Policy BE1 (criterion i) of the adopted Local Plan and emerging Policy DM10 of the SADMP require that development does not adversely affect the amenities or privacy of the occupiers of neighbouring properties. The nearest residential properties are Barn Farm approximately 260 metres away from the site and Bank Farmhouse approximately 390 metres away from the site.
- 8.16. The proposal would not overlook or result in a loss of privacy to neighbouring properties due to them being over 250 metres away. The development would not result in any significant noise levels and again due to the distance from neighbouring properties any noise generated by this development would have a limited impact upon surrounding residential amenity.
- 8.17. As discussed in the earlier section the site slopes down to the north and would not be highly visible from the surrounding area, the development would therefore not have an overbearing impact to surrounding dwellings.

- 8.18. The proposal would not have any significant adverse impact upon neighbouring amenity and is therefore in accordance with Policy BE1 (criterion i) of the Local Plan and emerging Policy DM10 of the SADMP.

Impact upon Highway Safety

- 8.19. The proposal would facilitate the existing access to the site from Sibson Road. This access can be used by farm traffic and is bound by hedging and post and rail fencing. The visibility of the access exceeds the required 2.4 metres by 90 metres required by the 6C's Highways Guidance.
- 8.20. Leicestershire County Council (Highways) have not objected to the application, subject to several recommended conditions. It is considered that the recommended conditions with regards to visibility, car parking and turning facilities are not necessary as these are shown on the submitted site plan and a condition to ensure development is carried out in accordance with the plans will be sufficient. A condition in relation to drainage has been requested, this will be incorporated into the surface water and foul water drainage condition (discussed in the drainage section below).
- 8.21. Conditions have been requested with regards to access width, surfacing and radii. These conditions are necessary to ensure that vehicles can leave and enter the site in a safe manner without having to wait within the highway which would cause a highway safety issue.
- 8.22. The proposal would not have a severe cumulative impact upon Sibson Road and is therefore considered acceptable and in accordance with saved Policy T5 of the Local Plan (2001).

Ecology

- 8.23. Concerns have been raised with regards to the impact of the development upon wildlife. A habitat survey has been submitted with the application; this makes several recommendations and concludes that subject to mitigation the development would not harm any protected species.
- 8.24. Leicestershire County Council Ecology have no objections subject to the conditioning of the mitigation outlined in the habitat survey and a 3-5 metres buffer around the hedging.
- 8.25. The application would not have a detrimental impact upon protected species and is therefore acceptable and in accordance with paragraph 118 of the NPPF.

Drainage

- 8.26. The bathroom units proposed for each plot would be connected underground to a tank in the south western end of the site (adjacent to the outbuilding). This would capture all foul drainage, however full details have not been provided with this application.
- 8.27. The Environment Agency does not object to the application subject to the inclusion of a condition requiring the submission of a scheme to dispose of foul drainage. This condition is reasonable and necessary for this development to ensure foul drainage generated by the development is disposed of correctly and does not contaminate the water environment.

- 8.28. Subject to the inclusion of a condition for further details of foul sewage the application would not have a detrimental impact upon the water environment and is in accordance with saved Policy NE14 of the Local Plan (2001) and emerging Policy DM7 of the SADMP.

Other Issues

- 8.29. Concerns have been raised with regards to the site being used for permanent residences. This proposal is for a tourism caravan/glamping site and is not for permanent accommodation: a condition is included to ensure the caravans or 'yurts' are not used as permanent dwellings.

9. Conclusion

- 9.1. The NPPF and Core Strategy support the development of tourist accommodation proposals in rural areas. As a result of the siting, scale, existing hedge planting and topography it is considered that the proposal would not have any adverse impact on the character or visual amenity of the site, the surrounding countryside. The proposal would be sufficient distance from the nearest neighbouring property to not have a detrimental impact upon residential amenity. The proposals are therefore in accordance with Policy 21 of the Core Strategy, saved Policies NE5, BE1 and T5 of the Local Plan Policies, emerging Policies DM4, DM10 and DM17 of the SADMP together with the overarching principles of the NPPF.

10. Recommendation

10.1. Grant subject to conditions

In dealing with the application, through ongoing negotiation the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

10.2. Conditions and Reasons

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

Reason: *To comply with the requirements of Section 19 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Dwg No 100 - Location & Block Plan received 8 February 2016
Dwg No 150B - Proposed Site Plan received 9 February 2016

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. All caravans and yurts shall be for holiday purposes only and shall not be used as the sole or main residence of the occupiers. No person shall occupy any caravan or yurt for a period exceeding four weeks. Furthermore, no person shall occupy any caravan or yurt within a period of two weeks following the end of a previous period of occupation by that same person. The

owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification.

Reason: *Having regard to saved Policy NE5 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM4 of the Site Allocations and Development Management Policies Development Plan Document and paragraph 55 of the National Planning Policy Framework permanent residential units would not be acceptable in this rural location.*

4. No development shall commence until a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority.

Reason: *To ensure the development does not adversely impact the water environment in accordance with Policy NE14 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM7 of the Site Allocations and Development Management Policies.*

5. Notwithstanding the submitted plans no development shall commence until comprehensive details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details. These details shall include:-

- a) Planting plans;
- b) Written specifications;
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- d) Details of any fencing to be erected
- e) Maintenance schedule;
- f) Implementation programme;
- g) Treatment of hard surfaced areas (including the footway access and road layouts and hardstanding for each pitch).

Reason: *To ensure that the development has a satisfactory external appearance to accord with saved Policy BE1 (criterion a) of the Hinckley & Bosworth Local Plan and emerging Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.*

6. The approved soft and hard landscaping scheme shall be carried out in accordance with the submitted and approved implementation schedule within the approved landscaping scheme, required by condition 5 of this permission. 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.

Reason: *To ensure that the development has a satisfactory external appearance to accord with saved Policy BE1 (criterion a) of the Hinckley & Bosworth Local Plan and emerging Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.*

7. The development shall be undertaken in accordance with the mitigation identified in paragraph 6.2.3 of the Habitat Scoping Survey, submitted 19 January 2016.

Reason: *To ensure the development does not harm protected species, in accordance with paragraph 118 of the National Planning Policy Framework.*

8. No caravans or yurts shall be sited within 3 metres of any hedge on site.

Reason: *To ensure the development does not harm the habitats within the hedges of the site, in accordance with paragraph 118 of the National Planning Policy Framework.*

9. The vehicular access to the site shall be widened to a minimum width of 6 metres to a distance of 10 metres to the back edge of the highway. Before first use of the development hereby permitted, the access drive shall be provided and shall thereafter be permanently so maintained.

Reason: *To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems of dangers within the highway, in accordance with saved Policy T5 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.*

10. Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 6 metre radii on both sides of the access.

Reason: *To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway, in accordance with saved Policy T5 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.*

11. Any gates, barriers, bollards, chains or other such obstructions shall be inward opening only and shall be set back a minimum of 10 metres from the back edge of the highway.

Reason: *To enable a vehicle to stand clear of the highway whilst the gates are opened/closed in the interest of highway safety in accordance with saved Policy T5 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.*

12. Before first use of the development hereby permitted the access drive shall be surfaced in a hard bound porous material for a minimum distance of 10 metres from the back edge of the highway and shall be so maintained at all times.

Reason: *To reduce the possibility of deleterious material behind deposited in the highway (loose stones, etc) in the interests of highway safety in accordance with saved Policy T5 of the Hinckley & Bosworth Local Plan (2001) and emerging Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.*

10.3. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

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Planning Committee 23 February 2016
Report of the Chief Planning and Development Officer

Planning Ref: 15/00889/OUT
Applicant: Taylor Wimpey UK Ltd
Ward: Markfield Stanton & Fieldhead

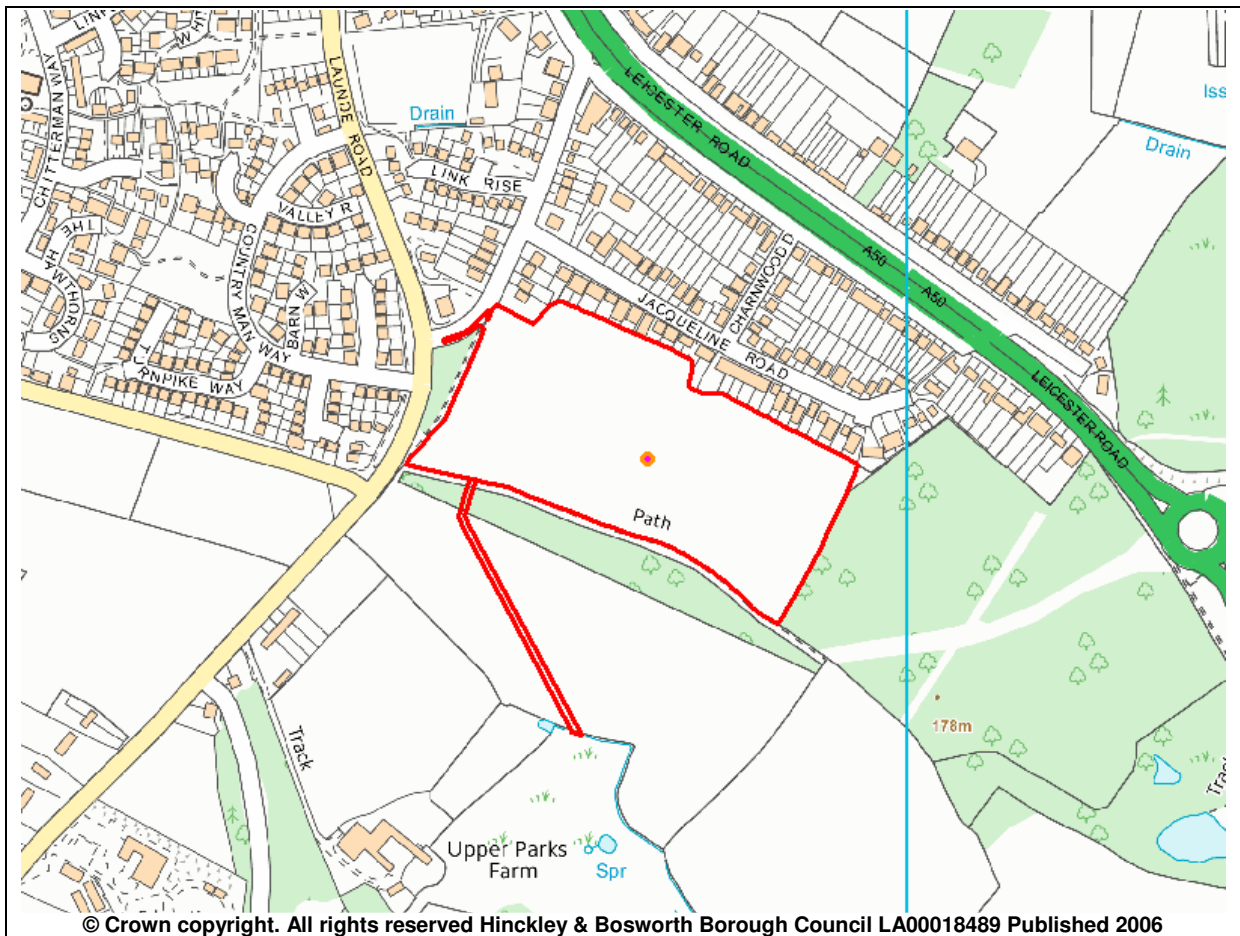


Hinckley & Bosworth
Borough Council

A Borough to be proud of

Site: Land South Of Jacqueline Road Field Head

Proposal: Residential development of up to 140 dwellings and associated
infrastructure (outline - access only)



1. Recommendations

1.1. **Refuse planning permission** subject to the reasons outlined in section 10 of this report.

2. Planning Application Description

2.1. This is an outline application for the erection of up to 140 dwellings at land south of Jacqueline Road, Markfield. All matters are reserved with the exception of access which is for consideration.

- 2.2 Access to the site is to be taken directly from Ratby Lane to the west of the application site. Indicative plans illustrate a mix of residential units concentrated to the north of the site informal open space, allotments, and children’s play space to the south of the application site, providing links into an existing footpath which bounds the application site along its southern boundary. Provision would be made within the site for SuDs (sustainable urban drainage system) including a balancing pond.
- 2.3 The application proposes 40% affordable housing, which would be distributed across the development.

3. Description of the Site and Surrounding Area

- 3.1 The site is currently agricultural land, bordered by the rear of dwellings along Jacqueline Road to the north, and Ratby Road and Launde Way to the west. To the south of the application site is a well defined belt of woodland, an existing footpath also runs adjacent to the south boundary through the belt of woodland. This extends to the woodland area which borders the east of the application. The application site generally fall to the south west and defined by mature hedgerows and woodland planting to the east, south and west.
- 3.2 The centre of Markfield is located approximately 900 metres from the site.
- 3.3 The site fall outside of, but adjacent to, the settlement boundary of Markfield and Field Head, as defined by the adopted Hinckley and Bosworth Local Plan proposals map (2001). The boundary is unchanged in the emerging Site Allocations and Development Management Policies Development Plan Document (2014) which is currently out for consultation on the proposed main modifications following examination in public.

4. Relevant Planning History

15/00393/SCOPE	Proposed development of up to 140 new homes on land to South of Jacqueline Road	Screening opinion – EIA not required	21.04.2015
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5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. 71 letters of objection were received from neighbouring properties raising the following issues:-
1. The proposed access point is unsafe
 2. Ratby Lane is heavily used as a short cut by vehicles that exit the A50 to avoid using Field head Roundabout and this proposal would exacerbate traffic
 3. Existing infrastructure can not cope with additional pressure, schools in Markfield are at capacity in addition to the Doctors surgery

4. Impact on ecology
5. The application site is not an allocated site and the Borough Council has a 5 year housing land supply
6. The application is situated outside the settlement boundary and in the open countryside
7. Markfield and Field Head has exceed the 80 dwellings target set in the Core Strategy
8. There has been a number of road safety incidents close to the proposed site access
9. The proposal is situated within the Charnwood and National Forest and therefore should be protected
10. Field Head is a hamlet, and the proposal for 140 dwellings would change the character and identity
11. The proposal would result in an increase in cars parking within the surrounding areas causing congestion
12. High house prices would not help the young people who want to stay in the village
13. Loss of wildlife on the site
14. Proposed drainage mitigation would not overcome historic flooding on the land
15. Development would result in an increase in crime
16. Large number of Brownfield sites within Leicester that should be developed first
17. Payable rates would go to Groby parish council when the facilities of Markfield would be the ones most impacted upon
18. The existing footpath to the south of the site, is well used by walkers
19. The proposed development would not relate to Launde Road, as it would be physically cut off, no direct links accesses planned between the existing and proposed
20. The proposed pedestrian refuge within Launde Road would be insufficient, and is still likely to result in Launde Road being a barrier
21. The proposed development will be reliant on cars, given the distance from the centre of Markfield and facilities
22. As the residential mix is unknown true forecasting of car numbers can not be accurately calculated
23. There are a number of unrecorded accidents within the vicinity which are not referred to within the supporting documents
24. Allotments proposed are in the wrong location
25. The proposed access would be provided on land which is not owned by the applicant
26. The development would be incongruous
27. The development would result in loss of light and overshadowing to Jacqueline Road
28. The proposed access to the site would have a detrimental impact on the surrounding neighbouring properties
29. Close to merging with Ratby and Groby, given the erosion of the surrounding countryside
30. Loss of views.

6. Consultation

- 6.1. No objection subject to conditions has been received from:-

Leicestershire County Council (Lead Local Flood Authority)
 Leicestershire County Council (Highways)
 Leicestershire County Council (Ecology)
 Leicestershire County Council (Archaeology)

Environmental Health (Pollution)
Environmental Health (Land Drainage)
Head of Street Scene Services (Waste Minimisation)
National Forest Commission
Environment Agency
Severn Trent Water Limited

6.2. As a result of the Developer Contribution consultation, the following requests have been received:-

Director of Children and Young Peoples Services (Education) requests £919,129.34
Director of Environment and Transport (Waste) £9,153.00
Leicestershire County Council (Highways) £30,330.00
Leicestershire Police £47,503.00
NHS England (Central Midlands) £70,925.58

6.3. Councillor Lay has objected on the following grounds:-

1. The application is situated outside the established settlement boundary and within the open countryside
2. The settlement boundary defines the essential character of the local area
3. The open countryside takes the form of attractive pasture land situated within the Charnwood and National Forest
4. The economic gain does not outweigh the preservation of the essential characteristics of the local area
5. Local Plan Policies promotes the importance the protection of the open countryside
6. Hinckley and Bosworth Borough Council has a 5 year housing land supply
7. There are significant highway issues, and the access as shown in unviable as the applicant is unable to deliver this due to land ownership
8. Access onto Ratby Lane is difficult due to the high volume of traffic
9. The proposed development would not be sustainable
10. There are already existing capacity issues at the Primary School and the Doctors Surgery, which are increasing due to demand
11. The primary school occupies a constrained site and could not be expanded via Section 106
12. The Doctors Surgery occupies a constrained site, and would not be able to expand
13. The housing needs for the local community have already been met
14. The proposal would have a detrimental impact to the residential amenity to the south of Jacqueline Road
15. Firm public opinion against the application, undermines the community in a detrimental way.

6.4. Markfield and Groby Parish Council have raised the following objections:-

1. The site is outside of the defined settlement boundary
2. The proposal is contrary to Both Local and National Policies and emerging Policies set out in the Site Allocations and Policies DPD
3. The proposed site can not be considered as sustainable
4. The development would not contribute significantly to the Markfield economy
5. The individual character of the village should be maintained and the rural vista should be protected to meet the leisure and recreational needs of the community

6. Residents feel strongly that the existing settlement boundary should be maintained and the remaining green fields around the village should be retained
7. The proposed development would result in an adverse urbanising effect on the landscape resulting in harm to the intrinsic character and beauty of the countryside contrary to the requirement of Saved Policy NE5 of the Local Plan and Paragraph 17 of the NPPF
8. The strategies as set out in the Landscape Character Assessment suggest that the local distinctiveness of Field Head and Markfield should be protected
9. The proposed access is not implementable as the ownership of the land is within Groby Parish Council.

7. Policy

7.1. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

7.2. Local Plan 2006 – 2026: Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 12: Rural Villages
- Policy 15: Affordable Housing
- Policy 16: Housing Density, Mix and Design
- Policy 19: Green Space and Play Provision
- Policy 21: National Forest
- Policy 22: Charnwood Forest

7.3. Hinckley and Bosworth Local Plan (2001)

- Policy BE1: Design and Siting of Development
- Policy BE16: Archaeological Investigation and Recording
- Policy RES5: Residential Proposals on Unallocated Sites
- Policy NE5: Development within the Countryside
- Policy NE12: Landscaping Schemes
- Policy T5: Highway Design and Vehicle Parking Standards
- Policy IMP1: Contributions Towards the Provision of Infrastructure and Facilities
- Policy REC1: Development of Recreation Sites
- Policy REC2: New Residential Development – Outdoor Open Space Provision for Formal Recreation
- Policy REC3: New Residential Development – Outdoor Play Space for Children

7.4. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM13: Preserving the Boroughs Archaeology
- Policy DM17: Highway Design
- Policy DM18: Vehicle Parking Standards

- 7.5. Other relevant guidance
- New Residential Development SPG
 - Play and Open Space SPD
 - Affordable Housing SPD

8. Appraisal

8.1 Key Issues

- Assessment against strategic planning policies
- Character and impacts on the countryside
- Siting, Design and Layout
- Affordable Housing
- Highway considerations
- Residential amenity
- Infrastructure obligations
- Drainage and flood risk
- Archaeology
- Ecology
- Pollution
- Other matters

Assessment against strategic planning policies

- 8.2 Paragraph 11 - 13 of the National Planning Policy Framework (NPPF) states that the development plan is the starting point for decision taking and that it is a material consideration in determining applications. The development plan in this instance consists of the Core Strategy (2009) and the saved policies of the Local Plan (2001).
- 8.3 At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to this, economic, social and environmental which give rise to the need for the planning system to perform a number of roles. These roles are mutually dependent; therefore to achieve sustainable development, such gains should be sought jointly and simultaneously through the planning system.
- 8.4 Paragraph 14 of the NPPF sets out that to deliver the presumption in favour of sustainable development, for decision taking this means:
- Approving development proposals which accord with the development plan without delay, and
 - Where the development plan is absent, silent or relevant policies are out of date, granting permission unless;
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or
 - specific policies in the NPPF indicate development should be restricted.

Core Strategy

- 8.5 The Core Strategy seeks to provide the strategic direction of future housing and employment growth, setting out the vision, objectives and spatial strategy for the Borough. Policy 8 of the Core Strategy provides the overarching policy for Key Rural Centres Relating to Leicester. Specifically it seeks to allocate land for the

development of a minimum of 80 new homes in Markfield. The Core Strategy supports housing developments that provide a mix of housing types and tenure as set out in Policies 15 and 16. It is acknowledged that this is a minimum figure, however, since the adoption of the Core Strategy this figure has been significantly exceeded by 120 dwellings in the settlement of Markfield.

- 8.6 This proposal would significantly exceed the minimum 80 new homes identified by Policy 8 of the Core Strategy, and whilst this policy is expressed as a minimum, it does not direct limitless growth to the settlement. The Core Strategy sets out a clear hierarchy of settlements based upon their sustainability. This scheme proposes up to 140 dwellings which if permitted would result in 340 dwellings over the allocated amount of 80 dwellings which was identified to meet the housing need of this settlement. This would not accord with the spatial distribution of growth as set out in the Core Strategy which promotes residential development in the more sustainable locations around the Sub Regional Centre, such as Hinckley, Earl Shilton, Barwell and Burbage where there is appropriate infrastructure and services in place.

The emerging Site Allocations and Development Management Policies Development Plan Document (DPD)

- 8.7 The emerging Site Allocations and Development Management Policies DPD, has been submitted to the Secretary of State and has been through the examination in public which took place at the end of September 2015, and is currently out for consultation on the final main modifications. Given that the DPD has been submitted to the Secretary of State and has been through an examination in public, the DPD is considered to be at an advanced stage and constitutes a material consideration that carries weight in regard to the determination of this application.
- 8.8 The main modifications which are currently out for consultation allocate no further sites for residential development in Markfield or the borough over those already identified to be allocated within the published submission version of the document.
- 8.9 The residual housing requirement within Markfield has been met and exceeded therefore within the emerging Site Allocations and Development Management Policies DPD no further sites have been allocated for residential development.

Housing Land Supply

- 8.10 Paragraph 47 of the NPPF states that local authorities should identify and update annually a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements. They should also provide an additional buffer of 5% (moved forward from later in the Plan period) to ensure choice and competition in the market for land.
- 8.11 As of 1 October 2015 the Council has a five year supply of housing sites, based on the 'Sedgefield' method of calculation (which proposes that any shortfall should be made up throughout the term of the Plan and a 5% buffer). Therefore the housing supply policies as set out in the Core Strategy and in particular Policy 8 in this instance are considered to be up-to-date.
- 8.12 Whilst the Council currently has a five year supply of housing sites, in the context of Paragraph 14 of the NPPF, planning applications for new housing development must be considered in the context of the presumption in favour of sustainable development to help contribute to maintaining the supply of housing.

Local Plan Policy

- 8.13 The site lies outside of the current settlement boundary of Field Head and Markfield, as defined on the proposals map of the adopted 2001 Local Plan and is therefore within an area designated as countryside. Saved Local Plan Policies NE5 and RES5 therefore apply. The site also remains outside the settlement boundary and within the countryside within the emerging Site Allocations and Development Management DPD, which will replace the existing saved policies within the Local Plan.
- 8.14 Both Saved Policies NE5 and RES5 of the adopted Local Plan seek to protect the countryside for its own sake and state that planning permission will only be granted for development subject to certain criteria. The criteria do not include residential development. Policies RES5 and NE5 seek to guide development to appropriate; sustainable locations, and ordinarily, residential development would normally be restricted outside of settlement boundaries in the countryside. Policy DM4 of the emerging Site Allocations and Development Management Policies DPD also seeks to guide and manage appropriate development in countryside locations outside of the settlement boundaries. Policy DM4 provides only to grant permission subject to certain criteria.
- 8.15 In addition the application site being situated outside the settlement boundary as defined on the proposals map of the adopted 2001 Local Plan and the emerging Site Allocations DPD (2014), the site is located the National and Charnwood Forest. It is an area which is distinctive for its rugged upland landscape. Policy 21 and Policy 22 of the adopted Core Strategy seeks to retain local character of the Charnwood Forest, and the enhancing and increasing of woodland cover within the National Forest. The proposal would result in further erosion of this local character and landscape.

The Planning Balance

- 8.16 There are three core strands underpinning the presumption in favour of sustainable development as set out within the NPPF which give rise to the need for planning to perform a number of roles. These considerations are economic, social and environmental. Paragraph 8 of the NPPF sets out that these roles should not be undertaken in isolation because they are mutually dependent. Therefore these roles need to be balanced and a cost benefit analysis undertaken to determine whether a development is considered to be sustainable. The NPPF defines the three dimensions of sustainable development as follows:-

Economic

- 8.17 It is acknowledged that the proposed scheme would contribute towards the wider economy, through construction related employment and the purchasing of materials and services.

Social

- 8.18 The scheme provides for a mix of both market and affordable housing, which is appraised below, appealing to a wider spectrum within the local market and appealing to groups who may have otherwise been excluded from the locality. There is a range in the type, mix and design of the dwellings. However as identified the housing need for the village (to sustain the existing facilities and services) has been met and exceeded and therefore an additional 140 dwellings would not be sustainable in social terms.

Environmental

- 8.19 The site falls within the countryside, where residential development is restricted by Saved Local Plan Policies NE5 and RES5, and Policy DM4 of the emerging Site Allocations and Policies DPD. Accordingly harm to the countryside must be balanced against the benefits of the scheme.
- 8.20 The site comprises a single arable unit, with no built development on site. The hedgerows which surround the site, provide character to the area and a wildlife habitat. The development would result in the loss of an agricultural field and the introduction of urban built development would be out of keeping with the current character of the rural edge to the village. The site would extend beyond the current build line of Ratby Lane and would result the further erosion of the countryside. The proposal would therefore not be sustainable from an environmental perspective.

Summary

- 8.21 The proposal would result in the loss of an area of greenfield, agricultural land. This land acts as a landscape buffer for the settlement of Field Head and Markfield, and between the settlements of Markfield and Groby which would conflict with Saved Policies NE5 and RES5 of the adopted Local Plan, and Policy DM4 of the emerging Site Allocations and Policies DPD. Markfield has met and exceeded its minimum housing numbers in accordance with Core Strategy Policy 8. The Council are able to demonstrate and maintain a five year housing land supply and, as such the second in Paragraph 49 of the NPPF would not be engaged and within the planning balance it is considered that the social and economic benefits in delivering new housing would not be outweighed by the loss of the greenfield site and its landscape setting which would conflict with the environmental strand of sustainability.

Character and Impact on the Countryside

- 8.22 As discussed above the site in policy terms lies outside of the defined settlement boundary for Field Head and Markfield and is therefore within an area designated as countryside. Paragraph 17 of the NPPF states that the planning system should recognise the intrinsic character and beauty of the countryside. Paragraph 109 states that the planning system should protect and enhance valued landscapes.
- 8.23 The design criteria i-iv within Saved Policy NE5 of the Local Plan remain relevant to development within the countryside. The policy states that development will only be permitted where the following criteria are met:-
- a) it does not have an adverse effect on the appearance or character of the landscape
 - b) it is in keeping with the scale and character of existing buildings and the general surroundings
 - c) where necessary it is effectively screened by landscaping or other methods
 - d) the proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety.
- 8.24 Policy DM4 of the emerging Site Allocations and Development Management DPD also seeks to resist unsustainable development within countryside locations and seeks to ensure proposals reflect the surrounding character of the countryside, and protect its intrinsic value, beauty and open character.

- 8.25 Criteria i - iii of saved Policy NE5, constitutes design criteria which seeks to ensure that new development in the countryside does not have an adverse effect on the appearance or character of the landscape, is in keeping with the scale and character of existing buildings and the general surrounds, and where necessary is effectively screened. Criteria g and h of Policy DM4 of the emerging Site Allocations and Development Management DPD also seeks to ensure that proposals do not have a significant adverse effect on the intrinsic value, beauty or open character of the countryside; and do not undermine the physical and perceived separation and open character between settlements.
- 8.26 Paragraph 109 of the NPPF states that the natural and local environment should be enhanced, by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 8.27 Within the Landscape Character Assessment 2006, Markfield is identified as one of the highest villages in Leicestershire. Originally a small linear agricultural settlement, the village had more than doubled its sized by the late 20th Century, expanding predominately towards the east, where the village continued to development with the construction of dwellings off London Road during the 1980s and 90s, creating a second village centre with local amenities being provided on Chitternman Way. Markfield and Field Head are defined as being within Charnwood Fringe Character Area, this area's key characteristics include medium to small sized field pattern interspersed with large areas of woodland cover. Diverse land uses which relate to the varied geology, which is dominated by pasture and woodland with quarries, pools and outcrops.
- 8.28 The site comprises a single parcel of agricultural land, with an area of 5.38 hectares, situated to the south eastern edge of the existing built form, with the existing built up areas of the village immediately abutting the site to the north and west of the site. Defining the application sites southern boundary is a belt of woodland trees which encloses the application site and connects into the adjacent woodland which runs adjacent the eastern boundary of the site.
- 8.29 Historically the settlement was of linear formation, however post war housing estates saw development to the west of Ratby Lane; Launde Road; Chitternman Way and Countryman and towards the east Jacqueline Road, which have altered the development pattern. The application site would back onto the rear of Jacqueline Road and to the west of Launde Way.
- 8.30 The site falls slightly generally to the south, with the lowest point situated within the south western corner of the application site. The application site would be situated to the south of Jacqueline Road, and is well contained with surrounding mature landscape features which limit views from the east, and south. Notwithstanding that the site is to an extent physically and visually constrained, the proposal would introduce built form in an otherwise undeveloped landscape which is characteristic of this area of Leicestershire, and would result in the unnecessary erosion this countryside pattern.
- 8.31 The indicative details seek to retain and enhance the existing vegetation and tree planting along the southern and eastern boundaries of the site, with the creation of a green corridor providing a landscape edge to the development. This seeks to provide potential links between the proposed and existing public footpath situated along the south boundary of the site, as well as providing landscaped areas within the site. The application proposal also seeks to provide allotments within the south east corner of the site. The indicative layout suggests that the development would back onto the

existing built form along Jacqueline Road, with a primary street through the development accessed off Ratby Lane, connecting to a number secondary roads, with areas of new public open space situated along the southern edge of the application site taking advantage of the existing mature vegetation along this edge.

- 8.32 The proposal would result in a degree of conflict with criterion (a) of Saved Policy NE5 of the Local Plan in so far as the development would have an adverse effect on the appearance and character of the landscape in this location by introducing built residential development into an area of current open countryside which contributes to the setting of Markfield. Therefore when considering the environmental dimension to sustainability as set out in the NPPF the proposal would result in harm to the landscape setting of Field Head and Markfield by eroding the amount of open countryside to the south of the village.
- 8.33 The surrounding residential properties vary in terms of their scale and design, although the density of development is relatively low, with most dwellings occupying large plots. Policy 16 of the Core Strategy requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings and requires at least 30 dwellings to the hectare to be achieved within rural areas unless individual site characteristics indicate otherwise.
- 8.34 Currently the site contributes to the rural character of the village. The proposal would introduce built development which extends further south, resulting in an encroachment into the open countryside undermining rural edge and character of Markfield and Field Head. It is therefore considered that this proposal would result in harm to the rural character of the village, resulting in the introduction of urban form into the countryside which is contrary to saved Policies NE5 of the Local Plan and Policy DM4 of the emerging Site Allocations and Development Management Policies DPD.

Siting, Design and Layout

- 8.35 Saved Policy BE1 (criterion a) of the Local Plan and Policy DM10 of the emerging Site Allocations and Development Plans DPD seeks a high standard of design to safeguard and enhance the existing environment through a criteria based policy. These criteria include ensuring the development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Furthermore, one of the core planning principles of the NPPF is to secure a high quality of design in development.
- 8.36 The detailed design, siting, appearance and layout of the scheme are reserved matters however from the indicative masterplan submitted a well designed development laid out to minimise impact on the character of the surrounding area and existing pattern of residential development to the north east could be achieved. Open space and landscaping would be carefully considered as part of any reserved matters submission to ensure that the development would assimilate into its surroundings.
- 8.37 Notwithstanding the issues raised above, subject to the detailed layout proposed at the reserved matters stage, it is considered that layout could be achieved that would result in a high quality form of development that would accord with Policy BE1 (criterion a) of the Local Plan, Policy DM10 of the emerging Site Allocations and Development Management DPD and the NPPF.

Affordable Housing

- 8.38 In rural areas, Policy 15 of the Core Strategy requires that 40% of the dwellings should be for affordable housing. Of these properties, 75% should be for social rent and 25% for intermediate tenure. The scheme proposes 140 dwellings resulting in a requirement for 56 of those proposed to be affordable.
- 8.39 There is a recognised need for affordable housing in this area. Such provision would need to be secured by way of a S106 agreement with a clause to ensure that applicants for affordable housing had a local connection to the parish of Markfield and Field Head in the first instance and in the second instance the borough of Hinckley and Bosworth.
- 8.40 In accordance with the Affordable Housing SPD the affordable housing would be required to be spread across the site in clusters to ensure a balanced and appropriate mix of market and affordable housing.
- 8.41 There is a demand in Markfield and Field Head for affordable properties. The applicant is proposing to deliver 40% affordable housing which meets the requirement as set out in Policy 15 of the Core Strategy.

Impacts upon Residential Amenity

- 8.42 In respect of criterion (i) of Saved Local Plan Policy BE1, as appearance, layout and scale are not for consideration at this time, impacts in terms of privacy, overshadowing and the development being of an overbearing form can not be comprehensively considered at this stage.
- 8.43 The nearest residential dwellings adjoining the site are located to the north east along Jacqueline Road. The rear gardens of those properties would back directly onto the site. The detailed design and layout of dwellings would be considered carefully at the reserved matters stage to ensure the dwellings proposed would not directly overlook or impact upon the amenity of neighbouring dwellings.
- 8.44 No 39 Ratby Lane would be positioned adjacent to the proposed development and access which would serve the proposed dwellings. The proposed access would be positioned approximately 13 metres to the south of this properties boundary southern boundary. Given the proposed distance between this dwelling and the proposed access it is not considered that this would result in a significant degree of noise or disturbance to the amenity of No. 39 Ratby Lane.
- 8.45 Subject to further details, it is considered that the development would be in accordance with Saved Policy BE1 (criterion i) of the Local Plan and would not have a significant detrimental impact upon residential amenity.

Highway Considerations

- 8.46 Policies T5 and BE1 (criterion g) of the Local Plan seek to ensure that new developments have adequate visibility, parking and turning facilities and that the highway design standards within the Leicestershire County Council's "Highways Requirements for Development" are achieved.
- 8.47 Chapter 4 of the NPPF promotes sustainable transport. Paragraph 34 suggests that developments which generate significant vehicle movements should be located where the need to travel would be minimised and the use of sustainable transport

modes could be maximised and Paragraphs 37 and 38 recognise and promote the benefits of mixed used developments.

- 8.48 Given the scale of this proposal, it has been accompanied by a Transport Statement. This has taken account of existing traffic conditions, accessibility, and sustainable modes of transport, accident records and vehicular impacts.
- 8.49 The illustrative masterplan shows 140 dwellings served by one primary road with three interconnecting roads. The layout of the development has been examined in detail to demonstrate that the road layout would be achievable.
- 8.50 Vehicular access would be from Ratby Lane, which is a 5.5 metre wide adopted residential road, with pedestrian footpath on both sides, these dimensions would be carried into the development, giving a 5.5 metre wide carriageway, with footways on both sides. The existing Ratby Lane carriage way would be widened on the western side to allow for a 2 metre by 5.6 metre pedestrian refuge island, providing a new pedestrian crossing point to the existing footpath situated to the south of the application site.
- 8.51 Ratby Lane, enters onto Launde Road, which is subject to a 40 mph speed limit through the village, and there is good visibility available with no recorded injury accidents within the last 5 years, as such there is no evidence to suggest additional traffic using this junction would cause safety concerns. Furthermore it is considered that the proposed pedestrian refuge to be constructed to the south of this junction would also act to reduce speeds.
- 8.52 Although there has been a number of recorded injury accidents at the Field Head roundabout within the last 5 years (7 slight, 1 serious), Leicestershire County Council conclude that there is no evidence to suggest that the additional traffic from the development would create any safety concerns.
- 8.53 In terms of the highway capacity, Fieldhead roundabout operates at present in some arms in the peak am and pm hours at capacity. It is forecast that in 2020 with additional background traffic growth the roundabout would operate in excess of capacity. Whilst it is accepted that the impact of this proposal would contribute to an the existing queuing along the A50 in particular, given the existing congested nature of the roundabout it is not considered that the development would result in severe (see paragraph 32 of the NPPF).
- 8.54 In summary, Leicestershire County Council (Highways) has no objection subject to the imposition of planning conditions. On this basis, the scheme is considered to be in accordance with Saved Policy T5 of the Local Plan and guidance contained within the NPPF. The development is not considered to result in a severe highway impact in accordance with Paragraph 32 of the NPPF.

Infrastructure Obligations

- 8.55 The requirement for developer contributions must be considered against the statutory requirements contained within the Community Infrastructure Levy Regulations 2010 (CIL). CIL (Regulation 122) requires that where developer contributions are requested they need to be necessary to make the development acceptable in planning terms, directly related to the development and fairly reasonably related in scale and kind to the development proposed. The following requests have been received:-

Education

- 8.56 Leicestershire County Council considers the proposed development is of a scale and size which would have an impact on local school provision. The site is within the catchment of Markfield Mercenfield Primary School, which would have a deficit of 58 pupil places if this proposal was implemented, 34 pupil places are predicted to be generated by this development. There are currently no pupil places which are funded by Section 106 agreements from other developments in the area. There are no other primary schools within a two mile walking distance of the development. The proposed development would result in the generation of the 34 pupil places which can not be accommodated at nearby schools. A contribution has therefore been requested for £406,426.74 based on Department for Education cost multipliers on a formula basis. The contribution would be used to address existing capacity issues created by the proposed development. The request is considered to be directly, fairly and reasonably related in scale and kind to the development proposed and would be spent within 5 year of receipt of the final payment.
- 8.57 A Secondary School contribution request of £423,307.71 has been made for Markfield South Charnwood High School. The school has a net capacity of 669 and 817 pupils are projected on roll should this development proceed; a deficit of 148 pupil places (of which 124 are existing and 24 are created by this development). There are currently no pupils at this school being funded from Section 106 agreements for other developments in this area. There are no other high schools within a three mile walking distance of the site. This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at South Charnwood High School.
- 8.58 A Post 16 sector contribution request of £89,294.90 has been made for Groby Community College. The College has a net capacity of 311 and 385 pupils are projected on roll including the demand created by this scheme. Severn pupil places are being funded at this school from S106 agreement for other developments in this area which reduces the total deficit for this school to 62. 5 would be created by this development.
- 8.59 It is therefore considered that the education contribution is required for a planning purpose, it is necessary, directly related and reasonably related to the development in scale and kind to the proposal in accordance with the CIL Regulations, and a contribution is justified in this instance.

Libraries

- 8.60 No contribution is sought from Leicestershire County Council

Health

- 8.61 It is considered that the development would result in an additional 339 patients to the local health centre. The local health centre is Markfield GP Practice located on Chitterman Way, Markfield. The surgery currently is at capacity and an increase in GP sessions would be required. It is considered that 339 patients would result in additional 8.91 hours per week for consulting rooms and 2.37 hours per week for treatment rooms. Contributions are requested towards the extension of the surgery and improved facilities. The calculation is based upon typical size of surgery projects and the numbers of new expected patients. A total of £70,925.58 is requested.

- 8.62 It is considered that this contribution is necessary, is fairly and reasonably related in scale and kind to the development proposed using Department for Health cost multipliers and is essential to relieve the impact of the development on health provision locally and provide for capacity to deal with the increased population that would arise as a result of this development.

Civic Amenity

- 8.63 A contribution request has been made from Leicestershire County Council Environmental Services for £9,153 for enhancing the waste facilities at Coalville Civic Amenity Site. It is estimated that there would be an additional 38 tonnes (approx.) of waste generated by the development and given the total waste collected is 5,898 tonnes per annum, it would be difficult to argue that a contribution is necessary or fairly related to this development as the impact from this development would be minimal.

Play and Open Space

- 8.64 Policy 19 of the Core Strategy and Local Plan Policies REC2 and REC3 seek to deliver open space as part of residential schemes. Policies REC2 and REC3 are accompanied by the SPD on Play and Open Space and Green Space Strategy 2005-2010 & Audits of Provision 2007 (Update). Policies IMP1 and REC3 of the adopted Local Plan and the Play and Open Space SPD require new residential development to contribute towards the provision and maintenance of public play and open space facilities for children. The Play and Open Space SPD sets out how the contribution is worked out in proportion to the size and scale of the development. The request for any developer must be considered alongside the guidance contained within the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations confirm that where developer contributions are requested they need to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed.
- 8.65 The site is located within 1km of Mayflower Close which is categorised within the Green Space Strategy as a neighbourhood open space for outdoor sport. Saved Policy REC2 applies which states a capital contribution of £586.80 is required per dwelling as set out in the Play and Open Space SPD. This is split out at £322.80 capital and £264.00 maintenance for a 10 year period. For 140 dwellings this would total £82,152.
- 8.66 The indicative site plan illustrates that the development would provide the following play and open space facilities and green infrastructure:- 590 square metres of equipped play space, 1000 square metres of allotments, 8400 square metres of informal play space and landscaping
- 8.67 The onsite play and open space would be required to be maintained in perpetuity. The developer is required to fund the maintenance over a 20 year period when the land is to be transferred over to the Parish Council or Borough Council; otherwise the developer may retain the public space in private ownership and maintain it accordingly. Should the developer wish the Parish Council or Borough Council to maintain this open space then the maintenance contribution for the equipped play space would be £595.90 per dwelling as set out in the Play and Open Space SPD. For 140 dwellings this would total £83,426.00. The maintenance contribution for the informal on-site play and open space would be £636.00 per dwelling, which would total £89,040.00 for 140 dwellings. These amounts are as set out in the Play & Open Space SPD. Onsite provision for allotments is also proposed and the maintenance

contribution for the Allotments would be £94.28 per dwelling as set out in the Play and Open Space SPD, for 140 dwellings this would total £13,199.20

- 8.68 Contributions would be secured through the S106 Agreement if the applicant elects for the Borough Council or Parish Council to adopt any play and open space. Alternatively the applicant may wish to secure the maintenance of the play and open space through a management company. It is considered that the play and open space contribution is necessary to make the development acceptable in planning terms, is directly related to the development and fairly and reasonably relates in scale and kind to the proposal, and a contribution is justified in this case. Accordingly the scheme would meet the requirements of Policy 19 of the Core Strategy, Saved Policies REC2 and REC3 Local Plan and the Play and Open Space SPD.
- 8.69 Contributions would be secured through the S106 Agreement if the applicant elects for the Borough Council or Parish Council to adopt any play and open space. Alternatively the applicant may wish to secure the maintenance of the play and open space through a management company.

Police

- 8.70 Leicestershire Police has provided detailed justification for a S106 request of £47,503. This would be split into £5291 for start up equipment for a new police officer that would be required as a result of the development, £3,063.00 towards associated vehicle costs, £294.00 towards additional radio call capacity, £154.00 towards Police National Database additions, £337.00 towards additional call handling, £2,055.00 towards ANPR cameras, £375.00 towards mobile CCTV equipment, £35,204.00 towards additional premises and £280.00 towards hub equipment for officers.
- 8.71 It is considered that this infrastructure is necessary, is fairly and reasonably related in scale and kind to the development proposed and required for the prevention of crime and to create safer communities.

Transport

- 8.72 A request has been made from Leicestershire County Council (Highways) for Travel Packs (£52.85 per pack) to inform new residents from first occupation what sustainable travel choices are in the surrounding area. Bus passes at two per dwelling for a six month period are required to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car. The Travel Packs are to be funded by the developer with two application forms for bus passes at £350.00 per pass.
- 8.73 Improvements are sought for the nearest bus stops on Ratby Lane or Launde Road (to provide bus shelters) at £4,908.00 per stop, and £3263.00 per bus stop to improve accessibility capabilities, including raised and dropped kerbs allowing level access. A contribution of £8,760.00 towards Real Time Information systems to assist in improving and providing attractive public transport choices. A contribution of £6000 is also sought to enable Leicestershire County Council to co-ordinate and audit Travel Plan performance and necessitate its enforcement. It is considered that the request is directly, fairly and reasonably related in scale and kind to the development proposed.

National Forest

- 8.74 The application site extends to 5.4ha therefore, as required by Core Strategy Policy 21, the development would be required to incorporate 20% woodland planting and landscaping. This would equate to 1.08ha in this instance.
- 8.75 There is adequate space within the areas of informal play space and landscaping to deliver this requirement. The National Forest Company has therefore suggested that a condition be imposed to ensure that at reserved matters stage, the identified requirement for woodland planting is illustrated on the proposed plans. This requested is considered to be directly, fairly and reasonably related in scale and kind to the development proposed and will therefore be requested.

Drainage and Flood Risk

- 8.76 Saved Policy NE14 of the Local Plan and Policy DM7 of the emerging Site Allocations and Development Management Policies DPD states that development proposals should provide satisfactory surface water and foul water measures. In addition the NPPF sets out at Paragraph 100 that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 8.77 The application has been accompanied by a Flood Risk Assessment and the scheme has been considered by Severn Trent Water and Leicestershire County Council (Drainage).
- 8.78 Leicestershire County Council (Flood Risk) have raised no objection to the proposed development subject to conditions relating to surface water and the utilisation of Sustainable drainage techniques.
- 8.79 The scheme seeks to provide an area of 3400 square metres for a Sustainable Urban Drainage feature situated towards the south west corner of the site. This area would be required to be maintained by the developer thereafter once provided; a scheme to ensure its maintenance would be secured through a Section 106 agreement. Based on this and the conditions recommended by the Leicestershire County Council (Drainage) that have been imposed to provide satisfactory mitigation, it is considered that the development proposed would not lead to flood risk and would be in accordance with the requirements of the NPPF.
- 8.80 Severn Trent Water has raised no objection to the proposal subject to a scheme for surface water drainage and foul water being submitted prior to the commencement of development. It is not considered that the proposal would lead to harm to the quality of groundwater from surface or foul water in accordance with Saved Policy NE14 of the Local Plan.

Archaeology

- 8.81 The application has been accompanied by an Archaeological Survey in conformity with Saved Policy BE14 of the Local Plan and Policy DM13 of the emerging Site Allocations and Development Management DPD. Paragraph 128 of the NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 8.82 Following the submission of a desk based assessment and a geophysical survey, combine to indicate that the site possesses a significant archaeological interest, however as yet the site investigation has failed to clarify the extent and character of any archaeological remains. Given the indication that the proposal is likely to have an impact upon any heritage asset, Leicestershire County Council (Archaeology) recommend the imposition of conditions should development be granted, securing a Written Scheme of Investigation and a robust programme of archaeological mitigation.
- 8.83 It is therefore considered that based on conditions the proposal is in accordance with Saved Policies BE14 and BE16 of the Local Plan, Policy DM13 of the emerging Site Allocations and Development Management DPD and the NPPF insofar as it relates to the protection of heritage assets.

Pollution

- 8.84 Saved Policy NE2 and Policy DM7 of the emerging Site Allocations and Development Management DPD seeks to prevent the risk of pollution through development. This is supported by Paragraph 120 of the NPPF which states to prevent unacceptable risks from pollution and land instability, planning decisions should ensure that new development is appropriate for its location.
- 8.85 Environmental Health (Pollution) has raised no objection to the proposal subject to conditions relating to a scheme of investigation for any possible land contamination on the site being carried out prior to the commencement of development.
- 8.86 Subject to those conditions it is not considered that the proposed development would lead to an issue with contaminated land and would be in accordance with Saved Policy NE17 of the Local Plan and Paragraph 120 of the NPPF.

Ecology

- 8.87 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment including securing biodiversity enhancements where possible.
- 8.88 The application has been accompanied by an Ecology Report. The content of this has been considered by Leicestershire County Council (Ecology). It has been commented that there is a small population of great crested newts situated to the south of the application site; however given the distance from the application site it is sufficient enough that the development would not have an impact upon them. Whilst there have been no habitats of note within the main body of the site, the hedgerow to the south is species rich, however given the development proposed a buffer zone of open space along this south edge LCC Ecology raise no objection to the proposal subject to conditions, which relate to a biodiversity management plan for all retained and created habitats. Accordingly, subject to conditions the development would be in accordance with intentions of the NPPF and would contribute to securing biodiversity enhancements where possible.

Other Matters

- 8.89 Objections have been received in respect of the land ownership of the area proposed for the access, and the land being in the ownership of Groby Parish Council. Whilst issues concerning land ownership are not material planning considerations, the

matter has been raised and investigated. Leicestershire County Council (Highways) have confirmed that although Groby Parish Council have registered land that includes public highway, this would be irrelevant as highway rights take precedence over ownership. It is on this basis that it is considered that the proposed access is deliverable within the adopted highway land.

9. Conclusion

- 9.1 In conclusion, the development would significantly exceed the housing requirement for Markfield as set out in Policy 8 of the Core Strategy. The council is currently able to demonstrate a five year supply of housing land. Whilst the proposal would bring some social and economic benefits through the supply of housing it is not considered to outweigh the harm to the landscape setting of the village by developing a greenfield site outside of the settlement boundary within the National and Charnwood Forests. This would conflict with the environmental strand of sustainability resulting in harm.
- 9.2 For the above reasons it is recommended that permission is refused. In reaching this recommendation the views and concerns raised by local residents have been carefully considered and taken into account.

10. Recommendation

10.1 Refuse planning permission

- 10.2 In dealing with the application, through ongoing negotiation the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

10.3 Reasons

1. The site lies outside the settlement boundary for Markfield and Field Head where policies NE5 and RES5 of the Hinckley and Bosworth Local Plan (2001) and Policy DM4 of the emerging Site Allocations and Management Policies DPD restricts new residential development. The proposal would lead to an unsustainable landscape impact contrary to Policy NE5 of the Local Plan and Policy DM4 of the emerging Site Allocations and Development Management DPD and the environmental dimension of sustainable development as set out in the National Planning Policy Framework. The proposal would also cause detriment to the character of the designated National and Charnwood Forests contrary to Policies 21 and 22 of the Hinckley and Bosworth Core Strategy 2009.

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Planning Committee 23 February 2016
Report of the Chief Planning and Development Officer

Planning Ref: 15/01189/GDO
Applicant: Veronica Sutton
Ward: Cadeby Carlton M Bosworth & Shackerstone

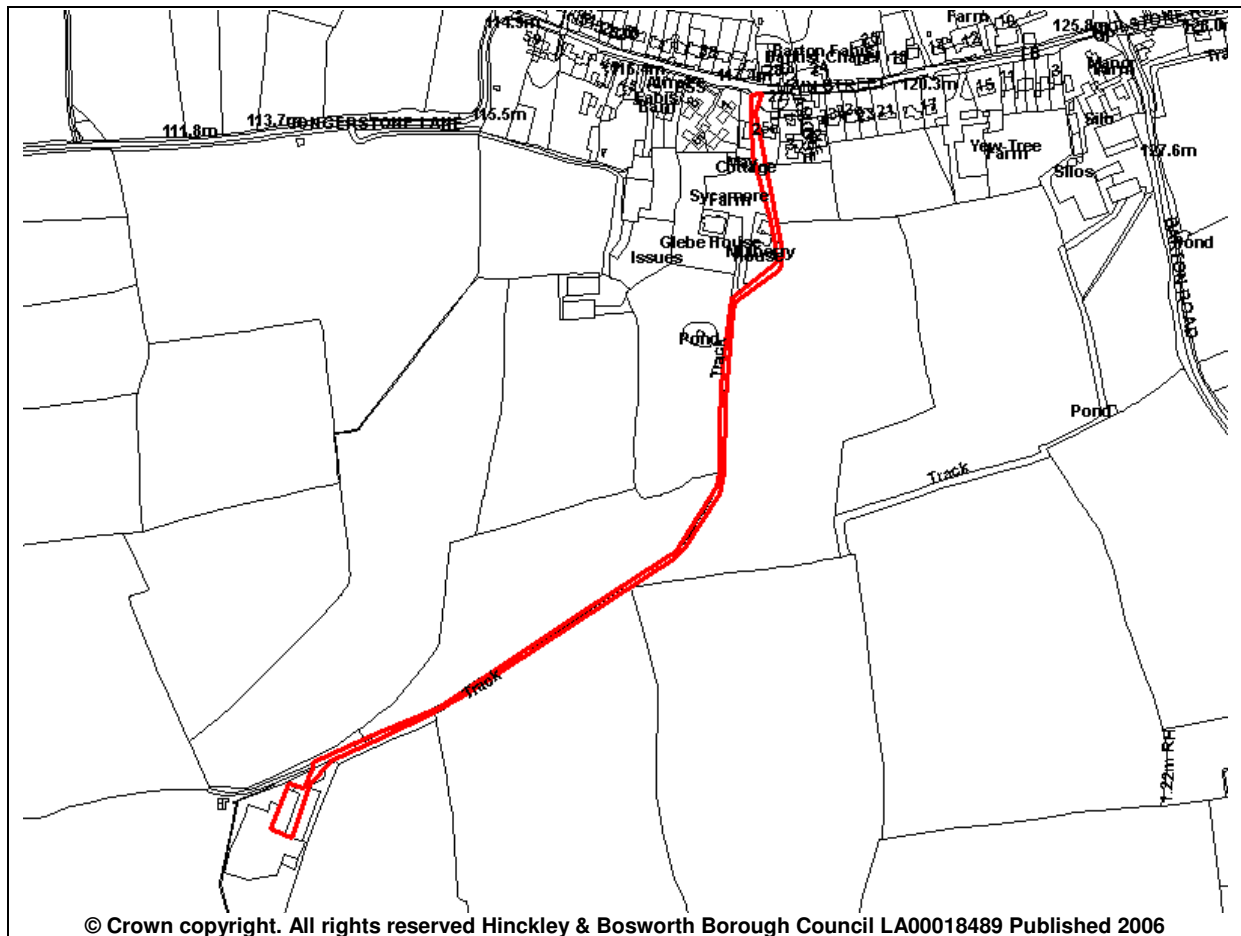


Hinckley & Bosworth
Borough Council

A Borough to be proud of

Site: Mulberry House Sycamore Farm Main Street
Barton in the Beans

Proposal: Erection of steel framed lean-to building



1. Recommendations

1.1. Prior approval not required

1.2. To advise the applicant that on the basis of the information supplied, prior approval is not required.

2. Description of Proposal

2.1. This submission is to establish whether there is a need for prior notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6 for the erection of a steel framed lean-to building attached to an existing steel framed building on land to the rear of Sycamore Farm, Main Street, Barton in the Beans.

- 2.2. A developer must before beginning the development apply to the Council for a determination as to whether the prior approval of the Council will be required as to the siting design and external appearance of the building.
- 2.3. The agricultural holding comprises an area of 41 hectares and has been in operation for at least 99 years. The proposed building would measure 37.18 metres in length, by 7.92 metres in width, and would measure 3.32 metres in height to the eaves.
- 2.4. The building would be used for the drying, cleaning and agricultural storage of grain. After a recent site visit, the existing agricultural building was full of grain and the proposed lean-to building would provide additional space for the storage of grain.
- 2.5. As the application is a prior notification, confirmation of the Council's opinion must be provided to the applicant within 28 days, if not the development can go ahead.

3. Description of the Site and Surrounding Area

- 3.1. The agricultural buildings can be accessed from a large joint access shared with Sycamore Farm, which is situated to the north east of the site. The proposed agricultural building would be attached to an existing agricultural building within existing farm buildings and machinery.
- 3.2. The external walls of the building would comprise of natural grey, pre-stressed concrete panels and a reinforced natural grey fibre cement roof.

4. Relevant Planning History

88/00643/4	Pig pens	Refused	26.07.1988
91/00184/4	Erection of agricultural buildings	Permission	04.04.1991
93/00877/4	Continuation of use of pig rearing unit without compliance with condition 10 of consent no. 88/00643/4	Permission	23.02.1994
93/00878/4	Variation of condition 10 of planning permission 88/00643/4 breeding	Permission	24.02.1994
10/00504/GDO	Erection of an agricultural building	General Development Order	04.08.2010

5. Publicity

- 5.1. No publicity required.

6. Consultation

- 6.1. No consultation required.

7. Policy

7.1. National Planning Policies and Guidance

- Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, 'Agricultural and forestry'.
- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

7.2. Hinckley and Bosworth Local Plan (2001)

- Policy BE1 - Design and Siting of the Development
- Policy NE5 – Development in the Countryside

7.3. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)

- Policy DM1 – Presumption in Favour of Sustainable Development
- Policy DM4 – Safeguarding the Countryside and Settlement Separation
- Policy DM10 – Development and Design

7.4. Other relevant guidance

- Design of Farm Buildings (SPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Requirements of the General Permitted Development Order 2015
- Impact upon the character of the area

Assessment against strategic planning policies

8.2. The main considerations in respect of this notification is whether the proposed agricultural building meets the criteria for permitted development of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6 and the design and siting of the structure.

8.3. Notwithstanding that the site is located in the countryside, the NPPF and Policy DM1 of the emerging SADMP provide a presumption in favour of sustainable development. Therefore the proposal is considered to be in accordance with Policies DM1 and DM4 of the emerging SADMP and saved Policy NE5 of the adopted Local Plan together with the overarching principles of the NPPF and is therefore acceptable in principle, subject to all other planning matters being appropriately addressed.

Requirements of the General Permitted Development Order 2015

8.4. Schedule 2, Part 6, Class A classifies as permitted development the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of work for the erection, extension or alteration of a building or any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit.

8.5. The agricultural unit is approximately 41 hectares and the building is required for the purposes of agricultural storage.

8.6. Development pursuant to Class A is NOT permitted if;

- a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area

The development will not be carried out on a separate parcel of land of less than 1 hectare

- b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins

No such development under Class Q or S has been carried out

- c) it would consist of, or include, the erection, extension or alteration of a dwelling

The development does not consist of or include the erection of, or extensions or alterations to, a dwelling house

- d) it would involve the provision of a building, structure or works not designed for agricultural purposes

The proposed building is designed for the purposes of agriculture, more specifically the cleaning, drying and storage of grain

- e) the ground area which would be covered by:-

- any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.1 (2) (a) of this Part

The proposed building would measure a total area of 294.65 square meters and will be used for general purpose storage. Although an agricultural building has previously been constructed by virtue of Class A, this building would not be included within the calculations as described in paragraph D.1(2)(a) of this Part as it was not been constructed within the preceding two years. This is in accordance with the guidance which states that applications for GDO buildings shall not be made within two years of one another

- f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres

The proposed building is not within 3 kilometres of an aerodrome

- g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres

No part of the proposed building exceeds 12 metres in height

- h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road

The proposed building is not located within 25 metres of a metalled part of a trunk road or classified road

- i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building

The proposed building is not within 400 metres of the curtilage of protected buildings but will be used for general agricultural storage and not for the accommodation of livestock, or for the storage of slurry or sewage sludge

- j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming

- k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system-
- would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - would be within 400 metres of the curtilage of a protected building

The proposed building will not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system

- 8.7. As such, it is considered that the proposed building meets the requirements within the General Permitted Development Order and is permitted by Class A, subject to the consideration of siting, design and external appearance.

Impact upon the Character of the Area

- 8.8. Policy BE1 (criterion a) of the Local Plan 2001, Policy DM10 of the SADMP and Supplementary Planning Guidance on Design of Farm Buildings requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. This is essentially echoed by saved Policy NE5 of the Local Plan and Policy DM4 of the SADMP.
- 8.9. The notification site is located outside the settlement boundary of Barton in the Beans. The building would be sited on an existing hard standing grouped with existing buildings. This is located a considerable distance from Main Street along an existing farm track. The building is of traditional agricultural appearance both in terms of design and appearance and would match the materials and design of the existing agricultural building in which it would be attached to. Whilst it is visible within the countryside it would not appear out of keeping or uncharacteristic with the surrounding area and therefore it is considered that prior approval will not be required.

9. Conclusion

- 9.1. The proposal meets the criteria of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the proposed siting, design, and external appearance of the proposed building for the purposes of agricultural storage is considered to be satisfactory insofar as the building would not appear unduly prominent.

10. Recommendation

10.1. Recommendation: Prior approval not required

- 10.2. In dealing with the proposal, through ongoing negotiation the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the notification.

10.3. Notes to Applicant

1. The notified development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

National Policy Guidance	
<p>Planning Practice Guidance 2014</p>	<p>The Planning Practice Guidance (PPG) was published on 6 March 2014 as a web-based resource. The PPG has cancelled a number of previous planning guidance documents including the majority of previous Circulars and Letters to Chief Planning Officers. The PPG was introduced following the Review of Government Planning Practice Guidance carried out by Lord Taylor with the aim of making the planning system simpler, clearer and easier for people to use. The guidance contains 41 categories from ‘Advertisements’ to ‘Water Supply’.</p> <p>The PPG is guidance designed to supplement to the National Planning Policy Framework (NPPF). It is therefore a material consideration in planning decisions.</p>
<p>National Planning Policy Framework 2012</p>	<p>The NPPF reiterates the statutory requirement that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.</p> <p>It also states that the document should be read in conjunction with the newly released policy statement on Gypsies and Travellers.</p> <p>The purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 dimensions to sustainable development:</p> <ul style="list-style-type: none"> • An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation • A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services; • An environmental role – contributing to protecting and enhancing our natural, built and historic environment. <p>At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision making. For decision making this means:</p> <ul style="list-style-type: none"> • Approving development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted. (Para 14).

	<p>Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision making and plan-making should be seamless, translating plans into high quality development on the ground. (Para 186). They should seek for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible.</p> <p>Early engagement in pre-application discussions is encouraged where it is offered. Developers should be encouraged to engage with the community.</p> <p>The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions. (Para 196)</p> <p>In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (Para 197).</p> <p><u>Implementation</u></p> <p>The policies in the NPPF apply from the day of publication (27th March 2012).</p> <p>For 12 months from the day of publication, decision makers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework.</p> <p>The Hinckley and Bosworth Local Plan was adopted in February 2001, as such it is necessary to review all saved local plan policies according to their consistency with the framework. Due weight must then be given according to their consistency with the NPPF. These are appraised within each application late item.</p> <p>For clarity it should be noted that the following national policy guidance documents referred to in the main agenda are superseded by the NPPF:</p> <p>Circular 05/05 Circular 01/06 NPPF (Draft) All Planning Policy Guidance and Statements</p>
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Hinckley and Bosworth Core Strategy 2009	
Policy 4	Development in Burbage: makes provision for the allocation of land for a minimum of 295 new residential dwellings focused primarily to the north of Burbage, 10ha of B8 employment land and 4ha of B2 employment land adjacent to the railway line as an extension to Logix Park. It supports the provision of additional

	<p>retail floorspace within the defined Burbage local centre, transport improvements, tourism development and infrastructure to support the new development including an extension to the GP surgery, play and open space, and cycling routes.</p>
Policy 7	<p>Key Rural Centres: supports key rural centres to ensure they can provide key services to their rural hinterland. It supports housing development in settlement boundaries that provide a mix of housing types and tenures and meets local need; seeks to ensure there is a range of employment opportunities within Key Rural Centres; supports new retail development to meet local need within defined local centre boundaries; resists the loss of local shops and facilities in Key Rural Centres unless it is demonstrated that the business or facilities can no longer operate in a viable manner; requires transport improvements; supports development of the tourism industry and requires development to be of the highest environmental standards.</p>
Policy 8	<p>Key Rural Centres Relating to Leicester: supports local services and seeks to ensure people have access to a range of housing.</p> <p>Desford – allocates land for a minimum of 110 new homes; supports additional employment provision to meet local needs; address existing deficiencies in green space and play provision; deliver improvements in the quality of Sport in Desford; deliver safe cycle routes; implement strategic green infrastructure; support traffic management measures and additional car parking; safeguard land for the development of a new passenger railway station and associated car parking on the site of the former station yard; and require development to respect the character and appearance of Desford Conservation Area.</p> <p>Groby - allocates land for a minimum of 110 new homes; supports additional employment provision to meet local needs; support the improvement of the GP facilities in Groby; address existing deficiencies in green space and play provision; deliver improvements to Groby Village Hall, Groby Community College, Groby County Council all weather pitches and Marine Drive; deliver safe cycle routes; implement strategic green infrastructure; support proposals that contribute to the delivery of the National Forest Strategy and the Charnwood Forest Regional Park; support measures to reduce the noise and air pollution; work with existing businesses to seek a reduction in on-street employee parking; and require development to respect the character and appearance of Groby Conservation Area.</p> <p>Ratby - allocates land for a minimum of 75 new homes; supports additional employment provision to meet local needs; support the improvement of the GP facilities in Ratby; address existing deficiencies in green space and play provision; deliver improvements to quality of Ferndale Park Outdoor Facilities; deliver safe cycle routes; implement strategic green infrastructure; support proposals that contribute to the delivery of the National Forest Strategy and the Charnwood Forest Regional Park; support improvements to the existing community centres (Ratby Village Hall, Ratby Parish Church and Ratby Methodist Church) or development of a new designated community centre; support</p>

	<p>measures to reduce the noise and air pollution; support measures to direct through traffic away from Ratby Village; and require development to respect the character and appearance of Ratby Conservation Area.</p> <p>Markfield - allocates land for a minimum of 80 new homes; supports additional employment provision to meet local needs; address existing deficiencies in green space and play provision; implement strategic green infrastructure; support proposals that contribute to the delivery of the National Forest Strategy and the Charnwood Forest Regional Park; deliver safe cycle routes; protect open space linkages to the west; support the expansion of the local supermarket; support the attraction of knowledge based services to support the Markfield Institute of Higher Education; support improvement in the quality of Markfield Community and Sports Centre and Mayflower Close and Alter Stones outdoor facilities; support measures to reduce the noise and air pollution; and require development to respect the character and appearance of Markfield Conservation Area.</p>
Policy 12	<p>Rural Villages: supports housing development within settlement boundaries, development that meets local needs, development that enables home working and small scale employment uses, development of the tourism industry and transport improvements. It also seeks to resist the loss of local shops and facilities in rural villages unless it is demonstrated that the business or facilities can no longer operate in a viable manner.</p> <p>In addition this policy provides guidance for individual settlements as follows:</p> <p>Higham on the Hill – allocate land for a minimum of 40 new homes; address existing deficiencies in green space and play provision; require new development to respect the character and appearance of the conservation area; and deliver safe cycle routes.</p> <p>Stanton under Bardon – allocate land for a minimum of 30 new homes; support the relocation of the community centre; address existing deficiencies in green space and play provision; implement strategic green infrastructure; support proposals that contribute to the National Forest Strategy and Charnwood Forest Regional Park; and deliver safe cycle routes.</p> <p>Sheepy Magna – allocate land for a minimum of 20 new homes; support proposals to provide a village shop; address existing deficiencies in green space and play provision and deliver safe cycle routes.</p> <p>Nailstone – allocate land for a minimum of 20 new homes; address existing deficiencies in green space and play provision; and deliver safe cycle routes.</p> <p>Twycross – allocate land for a minimum of 20 new homes; address existing deficiencies in green space and play provision; deliver strategic green infrastructure; require new development to</p>

	<p>respect the character and appearance of the conservation area; deliver safe cycle routes; and support the role of Twycross Zoo as a tourist destination.</p> <p>Witherley – work with the Highways Agency to address identified problems with the A5/Kennel Lane junction; address existing deficiencies in green space and play provision; require new development to respect the character and appearance of the conservation area; and deliver safe cycle routes.</p> <p>Congerstone – allocate land for a minimum of 10 new homes; address existing deficiencies in green space and play provision; deliver strategic green infrastructure; and require new development to respect the character and appearance of the conservation area.</p>
Policy 15	Affordable Housing: seeks the provision of affordable housing on residential proposals in the urban areas at a rate of 20% on schemes of 15 dwellings or more or 0.5ha or more and rural area at a rate of 40% on schemes of 4 dwellings or more of 0.13ha or more with a tenure split of 75% social rented and 25% intermediate housing. The affordable housing figure can be negotiated on a site by site basis taking into account identified need, existing provision, characteristics of the site, and viability.
Policy 16	Housing Density, Mix and Design: seeks to ensure that all new residential developments provide a mix of types and tenures appropriate to the applicable household type projections.
Policy 19	Green Space and Play Provision: seeks to ensure that all residents have access to sufficient, high quality and accessible green spaces and play areas.
Policy 21	National Forest: supports: the implementation of the National Forest to the north east of the borough; enhancing biodiversity; developing a new woodland economy for timber products and wood fuel energy; outdoor recreational and sports provision; and tourism developments subject to the siting and scale of the development being related to its setting within the Forest; reflecting the character and appearance of the wider countryside and not adversely affecting the existing facilities and working landscape of either the Forest or the wider countryside.
Policy 22	Charnwood Forest: supports proposals that maintain the traditional landscaped of the forest; provide new recreation facilities; provide access to and from the rural areas into and within the regional park by non vehicular means; retain local character and complement the local landscape; enhance open spaces; enhance woodland and habitat provision and connectivity; manage and enhance the cultural heritage of the area.
Policy 23	Tourism Development: tourism development for new and extended visitor attractions including major facilities will be encouraged in suitable locations where: the development can help support the existing local community services and facilities; and is of a design and scale which is appropriate to the character of the surrounding area; and it adds to Hinckley and Bosworth's local distinctiveness; and it complements the tourism themes of the borough; and it adds to the economic well being of the area.

Hinckley and Bosworth Local Plan 2001	
INFRASTRUCTURE	
Policy IMP1	Contributions towards the provision of infrastructure and facilities: requires contributions towards the provision of infrastructure and facilities to serve the development commensurate with the scale and nature of the development proposed. <i>This policy is consistent with the intentions of the NPPF.</i>
HOUSING	
Policy RES5	Residential Proposals on Unallocated Sites: states that on sites that are not specifically allocated in the plan for housing, planning permission will only be granted for new residential development if the site lies within a settlement boundary and the siting, design and layout of the proposal does not conflict with the relevant plan policies. <i>This policy is consistent with the intentions of the NPPF if the development is within the settlement boundary but has limited consistency in all other locations.</i>
CONSERVATION AND BUILT ENVIRONMENT	
Policy BE1	Design and Siting of Development: requires that planning permission for development proposals will be granted where they: complement or enhance the character of the surrounding area with regards to scale, layout, density, materials and architectural features; avoid loss of open spaces; has regard to safety; incorporates design features which reduce energy consumption, encourages recycling and minimises impact on local environment; incorporates a high standard of landscaping; meets DDA requirements where necessary; ensure adequate highway visibility and parking standards and manoeuvring facilities; do not adversely affect the amenities of neighbouring properties; and would not be prejudicial to the comprehensive development of a larger area of land of which the development forms part. For residential proposes development should incorporate urban design standards, ensure adequate degree of amenity and privacy and provide sufficient amenity space. <i>Criteria a - i of this policy are consistent with the NPPF and as such the policy should be given weight.</i>
Policy BE7	Key Rural Centres: supports key rural centres to ensure they can provide key services to their rural hinterland. It supports housing development in settlement boundaries that provide a mix of housing types and tenures and meets local need; seeks to ensure there is a range of employment opportunities within Key Rural Centres; supports new retail development to meet local need within defined local centre boundaries; resists the loss of local shops and facilities in Key Rural Centres unless it is demonstrated that the business or facilities can no longer operate in a viable manner; requires transport improvements; supports development of the tourism industry and requires development to be of the highest environmental standards.
Policy BE16	Archaeological Investigation and Recording: states that the Local Planning Authority can impose conditions requiring that satisfactory archaeological investigation and recording be carried out. <i>This policy is consistent with the intentions of the NPPF but NPPF</i>

	<i>others more precise guidance.</i>
Policy BE20	<p>Reuse and Adaptation of Rural Buildings: supports reuse and adaptation of rural buildings providing the use will not have an adverse effect on the appearance or character of the landscape; it is structurally sound and capable of conversion without significant adaptation and rebuilding; it will not be detrimental to the design, character, appearance and setting of the building; it would not involve extensions that would significantly alter the form and general design of the building which would detract from its character and appearance; there would be no adverse impact through noise, smell or other disturbance; it would not adversely affect highway safety; would not adversely affect any protected wildlife habitat; it meets highway standards for layout and design; does not involve significant areas being utilised for external storage.</p> <p><i>This policy is consistent with the intentions of the NPPF unless the proposal is for residential and then it has limited consistency.</i></p>
THE NATURAL ENVIRONMENT	
Policy NE5	<p>Development in the Countryside: states that the countryside will be protected for its own sake and that planning permission will be granted for built and other forms of development in the countryside provided that the development is either:-</p> <ol style="list-style-type: none"> a) Important to the local economy and cannot be provided within or adjacent to an existing settlement; or b) For the change of use, reuse or extension of existing buildings, particularly those of historic value; or c) For sport or recreation purposes. <p>And only where the following criteria are met:-</p> <ol style="list-style-type: none"> i) It does not have an adverse effect on the appearance or character of the landscape. ii) It is in keeping with the scale and character of existing buildings and the general surroundings. iii) Where necessary it is effectively screened by landscaping or other methods. iv) The proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety. <p><i>This policy is consistent with the intentions of the NPPF for rural enterprise proposals but has limited consistency in all other respects</i></p>
Policy NE12	<p>Landscaping Schemes: requires proposals for development to make provision for further landscaping where appropriate.</p> <p><i>This policy is partially consistent with the intentions of the NPPF.</i></p>
Policy NE14	<p>Protection of Surface Waters and Groundwater Quality: seeks to ensure that developments do not compromise the quality of the water environment.</p> <p><i>This policy has limited consistency with the intentions of the NPPF as it is too specific</i></p>
TRANSPORTATION	
Policy T5	<p>Highway Design and Vehicle Parking Standards: refers to the application of appropriate standards for highway design and</p>

	parking provision for new development <i>This policy is consistent with the intentions of the NPPF.</i>
RECREATION AND TOURISM	
Policy REC1	Development of Recreation Sites: states that planning permission for alternative uses will not be granted for the development of land and buildings currently used for recreation and open space unless in the case of this application, the developer provides an equivalent range of replacement facilities in an appropriate location serving the local community. <i>Criteria (a + b) of this policy is consistent with the intentions of the NPPF. Criteria © has limited consistency with intentions of the NPPF as doesn't have to be on the remainder of site</i>
Policy REC2	New Residential Development – Outdoor Open Space Provision for Formal Recreation: requires all new residential development to provide outdoor play space for formal recreation. <i>This policy is consistent with the intentions of the NPPF.</i>
Policy REC3	New Residential Development – Outdoor Play Space for Children: 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. <i>This policy is consistent with the intentions of the NPPF.</i>

Supplementary Planning Guidance / Documents	
New Residential Development SPG	Provides guidance on design issues to ensure new developments are well integrated into their surroundings, offer a good standard of security and amenity to future residents, protect amenity of existing occupiers and are locally distinctive in their appearance.
Play and Open Space Guide 2008 SPD	Sets out the Boroughs approach when considering applications for development likely to generate a demand for open space and play facilities.
Affordable Housing SPD	This expands upon policies contained with the Core Strategy and provides guidance on the thresholds, targets, tenure and mix, local need, design and layout of affordable housing and how the provision should be delivered.
Design of Farm Buildings SPG	Sets out guidance on user requirements, siting, design and landscaping in order to achieve a building that meets the practical needs it is being put up for whilst ensuring it is also sympathetically designed with respect to its surroundings. The guidance covers the development of farm buildings for agricultural purposes only.

PLANNING APPEAL PROGRESS REPORT

SITUATION AS AT: 05.02.16

WR - WRITTEN REPRESENTATIONS

IH - INFORMAL HEARING

PI - PUBLIC INQUIRY

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
	HW	15/00624/CONDIT (PINS Ref 3143843)	WR	Mr Robert Wright	1 Burton Road Twycross Atherstone (Variation of condition 2 of planning permission 10/00133/FUL to allow for the removal of two car parking spaces)	Awaiting Start Date	
	CA	11/00351/S (PINS Ref 3143780)	WR	Mrs Julia Newton Winfield	231 Shaw Lane Markfield (Unauthorised Change Of Use)	Awaiting Start Date	
	CA	15/00933/CLUE (PINS Ref 3143504)	PI	Mr Arthur McDonagh	Land To The North Of Newton Linford Lane Newtown Linford Lane Groby (Application for a Certificate of Lawful Existing Use for a dwelling)	Awaiting Start Date	
	CA	10/00234/UNAUTH (PINS Ref 3143502)	PI	Mr Arthur McDonagh	Land To The North Of Newton Linford Lane Newtown Linford Lane Groby (Caravans present on land in contravention to the court order and enforcement action)	Awaiting Start Date	
	RWE	15/00618/OUT (PINS Ref 3142663)	WR	Mr Julian Carlyle Pinehouse Ltd	36 Station Road Stoke Golding (Erection of single dwelling (outline - access only))	Awaiting Start Date	
	HW	15/00579/OUT (PINS Ref 3142543)	WR	Mr T Barton	Northwood Farm Stud Wood Lane Higham On The Hill (Erection of a dwelling (outline - access only) (resubmitted scheme))	Awaiting Start Date	
	RWE	15/00794/HOU (PINS Ref 3142349)	WR	Mr Peter Christie	152 Wolvey Road Burbage (Erection of perimeter fence and gate)	Awaiting Start Date	

	SG	15/00996/OUT	WR	Mr R Raynor	Land Adj Hill Rise Station Road Desford (Erection of 5 dwellings (outline - all matters reserved))	Awaiting Start Date	
	SG	15/00529/FUL	WR	Darren Price	Land East Of Heath Road Bagworth (Proposed livestock building with associated access and landscaping)	Awaiting Start Date	
15/00033/PP	JB	15/00186/COU (PINS Ref 3137291)	WR	Mrs Andrea Bailey	40D Ratby Lane Markfield (Part change of use of dwelling to nursery/childcare)	Start Date Awaiting Decision	15.12.15
15/00032/PP	HW	15/00061/OUT (PINS Ref 3136187)	WR	Mrs Gill Moore	42 Coventry Road Burbage (Erection of a dwelling following demolition of existing garage (outline - access only))	Start Date Awaiting Decision	04.12.15
15/00034/PP	RWR	15/00077/FUL (PINS Ref 3136226)	WR	Mr Michael Taberer	48 Roseway Stoke Golding (Proposed dwelling and associated access)	Start Date Final Comments	16.12.15 18.02.16
16/00001/PP	RWE	15/00778/FUL (PINS Ref 3137492)	WR	Mr & Mrs Nigel Axon	55 Greenmoor Road Burbage (Erection of a single storey dwelling)	Start Date Statement of Case Final Comments	12.01.16 16.02.16 01.03.16
15/00031/PP	JB	14/00924/FUL (PINS Ref 3136005)	WR	Plesvale Ltd	Land West Of Dodwells Road Hinckley (Erection of two storey "drive-through" restaurant with associated parking and landscaping)	Start Date Awaiting Decision	04.12.15
15/00029/PP	CA	14/01247/COU (PINS Ref 3135595)	IH	Mr Albert Connors	Land To The East Wallace Drive Groby (Change of use of land to 2 No. Gypsy / Traveller pitches, including day room and associated works)	Start Date Hearing Date	09.11.15 12.03.16
15/00030/PP	RWR	15/00437/FUL (PINS Ref 3133608)	WR	Thomas Knapp	Land Rear Of 99 To 107 Lutterworth Road Burbage (Erection of a dwelling and associated parking)	Start Date Awaiting Decision	16.11.15

15/00026/ENF	CA	15/00145/UNUSEH (PINS Ref 3132569)	WR	Michael Cash	Land North West Of Cold Comfort Farm Rogues Lane Hinckley (Unauthorised Traveller Encampment)	Start Date Awaiting Decision	26.10.15
15/00020/ENF	CA	14/00175/UNBLDS (PINS Ref 3131877)	WR	Mr Tuhel Miah	23 Station Road Ratby (Without planning permission the change of use from the use within Class A3 of the Use Classes Order 1987 (as amended) (the Order) for the sale of food or drink for the consumption on the premises to a mixed use for the sale of food and drink for consumption on the premises and for the sale of food and drink for consumption off the premises Class A5 of the Use Classes Order 1987 (as amended) (the Order))	Start Date Awaiting Decision	09.09.15
15/00022/PP	JB	14/01121/FUL (PINS Ref 3103270)	WR	Mrs Rebecca Dawe	28 Lutterworth Road Burbage (Erection of a dwelling)	Start Date Awaiting Decision	28.09.15
15/00013/PP	SA	14/01274/OUT (PINS Ref 3081119)	PI	JH Hallam & Son Ltd	Land Beech Drive Thornton (Residential development of up to 49 dwellings (Outline - access)	Start Date Proof of Evidence Public Inquiry (4 days)	09.07.15 17.05.16 14-17.06.16
15/00018/PP	RWE	14/01258/FUL (PINS Ref 3129673)	WR	Temporis Wind Limited	Land at Little Markfield Farm,Forest Road, Markfield (Erection of 1 Wind Turbine)	Start Date Awaiting Decision	29.07.15
15/00014/PP	SA	14/00435/OUT (PINS Ref 3031324)	PI	Jupiter Strategic Land Ltd	Land At Cunneery Close West Of Bosworth Road East Of A447 Ashby Road Osbaston (Erection of up to 450 dwellings, 900m2 of B1 uses, 400m2 of A1 to A4 uses 1300m2 of D1 uses (Outline - Access Only))	Start Date Proof of Evidence Public Inquiry Date (5 days)	15.07.15 22.03.16 19-26.04.16
15/00010/HEDGE	JB	14/00065/UNUSES (APP/HH/15/1431)	WR	Michael John Birchall	34 Peckleton Lane Desford (High hedge)	Start Date Awaiting Decision	22.05.15

15/00017/PP	SA	14/00729/FUL (PINS Ref 3031279)	WR	AGR Renewables Ltd	Land North West Of Barlestone Road Bagworth (Installation of 1 No. wind turbine (up to 94 metres in tip height) and associated infrastructure)	Start Date Awaiting Decision	29.07.15
15/00005/PP	SA	14/00475/OUT (PINS Ref 3004910)	PI	Mr Terry McGreal	Land Off Dorchester Road, Sherborne Road And Illminster Close Burbage (Residential development (outline - access only))	Start Date Public Inquiry (Reconvened)	19.03.15 11.02.16

Decisions Received

15/00028/PP	SA	14/01205/OUT (PINS Ref 3033714)	IH	Davidsons Homes	Land To The South West Of Lutterworth Road Burbage (Residential development for up to 80 dwellings, open space and associated works (outline - access only))	Start Date Hearing Date (2 days)	WITHDRAWN
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Rolling 1 April - 5 February 2016

Planning Appeal Decisions

No of Appeal Decisions	Allowed	Dismissed	Split	Withdrawn	Officer Decision			Councillor Decision			Non Determination		
					Allow	Spt	Dis	Allow	Spt	Dis	Allow	Spt	Dis
19	2	13	0	4	2	0	11	0	0	1	0	0	1

Enforcement Appeal Decisions

No of Appeal Decisions	Allowed	Dismissed	Split	Withdrawn
2		2		

Delegated Applications determined between 11/01/2016 and 05/02/2016

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Ambien					
	14/01073/OUT	OUTLINE PLANNING PERMISSION	03/02/2016	Mr B May	Mayfield Twycross Road Sibson Nuneaton Leicestershire CV13 6LB
				Erection of up to five dwellings (outline - access only)	
	15/01311/FUL	PLANNING PERMISSION	01/02/2016	The Governors of St Margarets Primary Scho	St Margarets Church Of England Aided Primary School High Street Stoke Golding Nuneaton Leicestershire CV13 6HE
				Erection of cycle shelter and associated works	
Barlestone Nailstone And Osbasto					
	15/01107/COU	PLANNING PERMISSION	15/01/2016	Mr Simon Moss	Osbaston Lodge Farm Ashby Road Osbaston Nuneaton Leicestershire CV13 0HS
				Part change of use of existing agricultural building to warehousing and office use	
	15/01120/FUL	PLANNING PERMISSION	15/01/2016	Mr Peter Hiranihorsley	The Nut And Squirrel 32 Main Street Nailstone Nuneaton Leicestershire CV13 0QE
				Erection of one dwelling	
	15/01243/COU	REFUSAL OF PLANNING PERMISSION	04/02/2016	Mr P Reilly And Others	Good Friday Caravan Site Bagworth Road Barlestone Leicestershire
				Retention of five traveller pitches	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Barwell					
	15/00588/COU	PLANNING PERMISSION	15/01/2016	Mr Simon England	Bradgate Products Ltd The Barracks Barwell Leicester Leicestershire LE9 8EF
				Change of use to doctors surgery (D1, class xv) and associated Pharmacy	
	15/00837/FUL	PLANNING PERMISSION	14/01/2016	Marble Homes Leicester Ltd	116 High Street Barwell Leicester Leicestershire LE9 8DR
				Substitution of three bedroom houses in lieu of two bedroom houses on plots 10, 12, 13 and 18 of planning permission 09/00797/FUL	
	15/01194/FUL	PLANNING PERMISSION	29/01/2016	Mr Blaine Smith	148 Kirkby Road Barwell Leicester Leicestershire LE9 8FS
				Proposed erection of one detached house (resubmission)	
	15/01294/COGDO	PRIOR APPROVAL NOT REQUIRED	02/02/2016	Mr Sanjay Nair	3 Shilton Road Barwell Leicester Leicestershire LE9 8HB
				Prior notification for change of use from office (B1a) to two apartments (C3)	
	15/01301/HOU	PLANNING PERMISSION	18/01/2016	Mr Ian Smart	24 Waterfall Way Barwell Leicester Leicestershire LE9 8EH
				Single storey front and rear extension	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Burbage Sketchley & Stretton					
15/01174/FUL	PLANNING PERMISSION	15/01/2016	Ica Architects	Hinckley Island Hotel Watling Street Burbage Hinckley Leicestershire LE10 3JA	Alterations to hotel entrance porch
15/01210/HOU	PLANNING PERMISSION	22/01/2016	Mr John Newman	Apple Tree Farm Workhouse Lane Burbage Hinckley Leicestershire LE10 3AS	Two storey side extension.
15/01226/FUL	PLANNING PERMISSION	18/01/2016	Mr D A Biggs	Stretton Cottages Wolvey Road Burbage Hinckley Leicestershire LE10 3JB	Erection of two detached dwellings (revised proposal)
15/01253/HOU	PLANNING PERMISSION	25/01/2016	Miss L J Crawley	16 Abbots Green Burbage Hinckley Leicestershire LE10 2QZ	Single storey rear extension and front porch extension
15/01279/HOU	PLANNING PERMISSION	18/01/2016	Mr & Mrs Chris Rawson	5 Vilia Close Burbage Hinckley Leicestershire LE10 2EX	First floor side and single storey rear extension
15/01289/NOMAT	PLANNING PERMISSION	18/01/2016	Mr Clive Hill	6 Azalea Close Burbage Hinckley Leicestershire LE10 2SQ	Non material amendment to planning permission 15/00534/HOU to add brick pillar to porch and alter siting of windows
15/01305/HOU	PLANNING PERMISSION	15/01/2016	Mr Adrian West	17 Aster Way Burbage Hinckley Leicestershire LE10 2UQ	Two storey rear extension

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Burbage St Catherines & Lash Hill					
15/01100/FUL	PLANNING PERMISSION	05/02/2016	Mrs Katherine Aucott	9 Hillrise Burbage Hinckley Leicestershire LE10 2UA	Erection of a dwelling (revised scheme)
15/01126/HOU	REFUSAL OF PLANNING PERMISSION	20/01/2016	Mr Damon Roberts	144 Sapcote Road Burbage Hinckley Leicestershire LE10 2AY	Erection of detached garage to front
15/01186/TPOCA	PERMIT CONSERVATION AREA TPO WORKS	14/01/2016	Mr Geoff Alcott	Cedar Lawns Church Street Burbage Hinckley Leicestershire LE10 2DE	Fell no. 1 beech tree
15/01223/HOU	PLANNING PERMISSION	15/01/2016	Mr Paul March	7 Woodgate Road Burbage Hinckley Leicestershire LE10 2UF	Two storey side extension
15/01248/HOU	REFUSAL OF PLANNING PERMISSION	22/01/2016	Mrs Joanna Page	41 Cowper Road Burbage Hinckley Leicestershire LE10 2LW	Two storey rear extension
15/01273/HOU	PLANNING PERMISSION	29/01/2016	Dr Sundeep Singh Deol	6 Cambourne Road Burbage Hinckley Leicestershire LE10 2BG	Two storey side and rear extension and erection of a porch
15/01286/HOU	PLANNING PERMISSION	03/02/2016	Mr Mamun Choudhury	153 Sapcote Road Burbage Hinckley Leicestershire LE10 2AT	Two storey rear extension, loft and garage conversion, demolition of existing outbuilding and insertion of roof lights to rear
15/01300/HOU	PLANNING PERMISSION	04/02/2016	Mr & Mrs Neil Deacon	12 Sapcote Road Burbage Hinckley Leicestershire LE10 2AU	Single storey rear extension

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
	16/00057/TPOCA	PERMIT CONSERVATION AREA TPO WORKS	05/02/2016	Burbage Parish Council	St Catherines C Of E Parish Church Church Street Burbage Hinckley Leicestershire LE10 2DB
				Works to trees	
Cadeby Carlton M Bosworth & Sha					
	15/00892/CONDIT	PLANNING PERMISSION	03/02/2016	Mr Daniel Sullivan	Harcourt Mill Barton Road Carlton Nuneaton Leicestershire CV13 0RL
				Variation of conditions 2 (approved plans), 5 (vehicular access) and 6 (soft and hard landscaping scheme) of planning permission 14/01034/COU	
	15/01169/FUL	REFUSAL OF PLANNING PERMISSION	18/01/2016	N. P. Salt Builders Ltd	Cadeby Hall Main Street Cadeby Nuneaton Leicestershire CV13 0AX
				Erection of two detached dwellings	
	15/01319/TPOCA	PERMIT CONSERVATION AREA TPO WORKS	01/02/2016	Mrs Kitching	Home Farm 23 Barton Road Market Bosworth Nuneaton Leicestershire CV13 0LQ
				Works to 1x holly tree	
	15/01337/GDO	GENERAL DEVELOPMENT ORDER	22/01/2016	Mr R Goodwin	Nursery Barn Priory Lane Far Coton Market Bosworth Leicestershire
				Erection of steel framed agricultural building	
	16/00050/TPOCA	PERMIT CONSERVATION AREA TPO WORKS	05/02/2016	Shackerstone Parish Council	St Marys C Of E Parish Church Main Street Congerstone Nuneaton Leicestershire CV13 6LZ
				Felling of trees	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Earl Shilton					
	15/01177/HOU	PLANNING PERMISSION	15/01/2016	Mr Richard Goddard	3 Coronation Road Earl Shilton Leicester Leicestershire LE9 7HL
				Two storey side and rear extension	
	15/01213/HOU	PLANNING PERMISSION	15/01/2016	Dr Malcolm Peatfield	Hilltop House 7 High Street Earl Shilton Leicester Leicestershire LE9 7DH
				Demolition and re-build of two storey garage and store	
Groby					
	15/01245/FUL	REFUSAL OF PLANNING PERMISSION	22/01/2016	Mrs Rita Morley	5 White House Close Groby Leicester Leicestershire LE6 0GW
				Erection of 1 dwelling	
	15/01270/CONDIT	PLANNING PERMISSION	28/01/2016	Mr David Daley	1 Carmen Grove Groby Leicester Leicestershire LE6 0BA
				Removal of condition 2 of planning permission 15/00494/HOU to increase the ridge height	
	16/00013/NOMAT	PERMIT NON MATERIAL AMENDMENTS	02/02/2016	Mrs Cowling	9 Field Court Road Groby Leicester Leicestershire LE6 0DG
				Non-material amendement to planning permission 15/01145/HOU to add side door to dwelling, window to shed and internal window	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Hinckley Castle					
	15/01051/HOU	PLANNING PERMISSION	15/01/2016	Mr M Smith	167 Rugby Road Hinckley Leicestershire LE10 0QB
				Proposed garage	
	15/01208/FUL	PLANNING PERMISSION	03/02/2016	TJX UK	20 The Crescent Hinckley Leicestershire LE10 0QQ
				Roof top installation of plant equipment, consisting of 12 x condenser units and 1 x air handling unit, within an acoustic enclosure	
	15/01217/FUL	PLANNING PERMISSION	11/01/2016	Scrivins & Co	94 Castle Street Hinckley Leicestershire LE10 1DD
				Rear garden area to be upgraded to form parking spaces (retrospective)	
	15/01233/ADV	ADVERTISEMENT CONSENT	21/01/2016	Symplygym	Bus Station Lancaster Road Hinckley Leicestershire
				Erection of 2 illuminated fascia signs and 16 non-illuminated vinyl window graphics for Simply Gym	
	15/01256/FUL	PLANNING PERMISSION	19/01/2016	David Futter Associates Ltd	9A Castle Street Hinckley Leicestershire LE10 1DA
				First floor rear extension and change of use from ground floor shop (A1) to two storey restaurant/cafe (A3)	
	15/01268/HOU	PLANNING PERMISSION	20/01/2016	Mr And Mrs Yeo	28 Browning Drive Hinckley Leicestershire LE10 0SH
				Two storey side and single storey rear extension	
	16/00010/NOMAT	PERMIT NON MATERIAL AMENDMENTS	25/01/2016	Mrs Nicola Gilder	93 Southfield Road Hinckley Leicestershire LE10 1UA
				Non-material amendment to planning permission 14/00324/HOU to amend the external materials	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Hinckley Clarendon					
	15/01196/FUL	PLANNING PERMISSION	13/01/2016	Mr David Sykes	485 Coventry Road Hinckley Leicestershire LE10 0NF
				Erection of two storey dwelling	
	15/01207/HOU	PLANNING PERMISSION	12/01/2016	Mrs Samantha Johnstone	2 Kinross Way Hinckley Leicestershire LE10 0WF
				Erection of wooden shed to rear of property (retrospective)	
	15/01220/FUL	PLANNING PERMISSION	15/01/2016	D S Smith Packaging Ltd	David S Smith Packaging Dodwells Road Hinckley Leicestershire LE10 3BX
				Erection of two storey office below existing covered area	
	15/01230/HOU	PLANNING PERMISSION	15/01/2016	Mrs Margaret Jefferies	Canal View 45 Sansome Drive Hinckley Leicestershire LE10 0YJ
				Erection of conservatory to rear	
	15/01252/TPO	PERMIT TREE PRESERVATION ORDER WORKS	29/01/2016	Mrs Claire Coap - Arnold	6 Lawton Close Hinckley Leicestershire LE10 0YG
				Works to tree	
	15/01254/TPO	PERMIT TREE PRESERVATION ORDER WORKS	29/01/2016	Mr Darren Shuttlewood	4 Brodick Road Hinckley Leicestershire LE10 0TX
				Works to tree	
	15/01258/HOU	PLANNING PERMISSION	12/01/2016	Mr & Mrs Jamie Russell	74 Florian Way Hinckley Leicestershire LE10 0WG
				Single storey front extension	
	15/01328/HHGDO	PRIOR APPROVAL NOT REQUIRED	01/02/2016	Mr Thomas Shardlow	7 Strathmore Road Hinckley Leicestershire LE10 0LW
				Rear extension measuring 3.0 metres in depth; 3.2 metres in height to the ridge; and 2.75 metres to the eaves	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Hinckley DeMontfort					
	15/01149/HOU	PLANNING PERMISSION	20/01/2016	Mr & Mrs P Crankshaw	8 York Road Hinckley Leicestershire LE10 0RH
				Two storey rear extension and erection of detached double garage	
	15/01153/OUT	REFUSAL OF PLANNING PERMISSION	22/01/2016	Newriver Property Unit Trust No. 4	The Holywell Inn 56A London Road Hinckley Leicestershire LE10 1HL
				Demolition of public house and erection of 9 dwellings (outline - access only)	
	15/01259/HOU	PLANNING PERMISSION	27/01/2016	Mrs Saunders	21 Bradgate Road Hinckley Leicestershire LE10 1LA
				Single storey rear extension, raising of roof and erection of first floor	
	15/01274/HOU	PLANNING PERMISSION	22/01/2016	Mr & Mrs Paul Gilbert	34 Woodland Road Hinckley Leicestershire LE10 1JG
				Single storey rear extension	
	15/01327/GDO	GENERAL DEVELOPMENT ORDER	22/01/2016	Mr Paul Bills	I C Fields Farm Rogues Lane Hinckley Leicestershire LE10 3DX
				Erection of steel framed agricultural building	
Hinckley Trinity					
	15/01249/HOU	PLANNING PERMISSION	25/01/2016	Mr Adrian WeWestst	137 Wykin Road Hinckley Leicestershire LE10 0HX
				Two storey side extension and erection of porch	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Markfield Stanton & Fieldhead					
15/01072/CLUP	CERTIFICATE OF LAWFUL PROPOSED USE	25/01/2016	Mr & Mrs Parker	213 Shaw Lane Markfield Leicestershire LE67 9PW	Proposed loft conversion within existing roof space
15/01244/HOU	PLANNING PERMISSION	15/01/2016	Mr And Mrs P Whitworth	10 Hillside Markfield Leicestershire LE67 9UP	First floor rear extension, erection of front porch and front bay window
15/01271/COU	PLANNING PERMISSION	01/02/2016	Mrs Susan Smith	Whitegate Stables Caravan Park Copt Oak Road Copt Oak Markfield Leicestershire LE67 9PJ	Change of use of land for gypsy/traveller site with the permanent provision of one touring caravan, one bungalow and four mobile homes and the erection of a day room (retrospective)
15/01287/HOU	PLANNING PERMISSION	04/02/2016	Mrs Chris Hyde	1 Pinewood Court Markfield Leicestershire LE67 9RZ	Erection of conservatory to rear
16/00020/C	RECOMMENDATION ONLY	22/01/2016	Leicestershire County Council	Cliffe Hill Quarry Cliffe Hill Road Stanton Under Bardon Coalville Leicestershire LE67 1FA	Variation of conditions 2 and 29 of 2007/1059/04 to extend the limit of extraction - County Council Identity Number: 2015/VOCM/0352/LCC
16/00037/CTPO	RECOMMENDATION ONLY	01/02/2016	Leicestershire County Council	Land Countryman Way Markfield Leicestershire	Work to ash trees

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Newbold Verdon With Desford & P					
	15/00932/COU	PLANNING PERMISSION	22/01/2016	Michael Gist	77 Main Street Newbold Verdon Leicester Leicestershire LE9 9NP
				Change of use from beauty salon to dwelling	
	15/01173/OUT	REFUSAL OF PLANNING PERMISSION	01/02/2016	Mr P Vesty	Field Maple House 34 Lindridge Lane Desford Leicester Leicestershire LE9 9GN
				Erection of 1 dwelling (outline - access only) (revised scheme)	
	15/01255/HOU	REFUSAL OF PLANNING PERMISSION	27/01/2016	Mr & Mrs K Young	34 Grace Road Desford Leicester Leicestershire LE9 9FZ
				Single storey front extension, garage conversion & erection of detached garage	
	15/01257/OUT	OUTLINE PLANNING PERMISSION	22/01/2016	Mr Stephen Brown	Land Rear Of 24 Station Road Desford Leicestershire
				Erection of no. 1 dwelling and carport (outline - access, appearance, layout, scale)	
	15/01262/HOU	PLANNING PERMISSION	02/02/2016	Barons Park Holdings Ltd	Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS
				Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence	
	15/01263/LBC	LISTED BUILDING CONSENT	02/02/2016	Barons Park Holdings Ltd	Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS
				Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence	
	15/01269/HOU	PLANNING PERMISSION	02/02/2016	Mr Sean Warren	Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS
				Demolition of existing garage and erection of 1.8m fence and gates	
	15/01282/HOU	PLANNING PERMISSION	02/02/2016	Mr & Mrs G Chambers	Hollycroft Barlestone Road Newbold Verdon Leicester Leicestershire LE9 9ND
				Erection of annexe to the rear	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
	15/01296/OUT	OUTLINE PLANNING PERMISSION	15/01/2016	Mr J Slavin	Pippin Cottage Leicester Lane Desford Leicester Leicestershire LE9 9JJ
					Erection of replacement dwelling & detached outbuilding (outline - all matters reserved)
	15/01308/TPOCA	PERMIT CONSERVATION AREA TPO WORKS	27/01/2016	Mrs Kate Grocock	29 Newbold Road Desford Leicester Leicestershire LE9 9GT
					Fell 2x sycamore
	15/01335/HHGDO	PRIOR APPROVAL NOT REQUIRED	01/02/2016	Mr John Marlow	2 The Spinneys Leicester Road Earl Shilton Leicester Leicestershire LE9 7TJ
					Rear extension measuring 3.25 metres in depth; 3.0 metres in height to the ridge; and 2.25 metres to the eaves

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Ratby Bagworth And Thornton					
	15/00065/FUL	PLANNING PERMISSION	02/02/2016	Westleigh Partnerships Limited	166 Station Road Ratby Leicester Leicestershire LE6 0JP
				Demolition of existing buildings and erection of 23 dwellings with associated vehicular access, parking and landscaping	
	15/01081/FUL	PLANNING PERMISSION	02/02/2016	Pickup And Sons	Heather Close Farm Markfield Lane Botcheston Leicester Leicestershire LE9 9FH
				Construction of 10kW ground mounted solar array	
	15/01118/COU	PLANNING PERMISSION	13/01/2016	Mr Tony Simpson	81 Stamford Street Ratby Leicester Leicestershire LE6 0JT
				Change of use from office/dwellinghouse (Use Class B1(a)) to dwellinghouse (Use Class C3)	
	15/01141/HOU	PLANNING PERMISSION	18/01/2016	Mr Tim Hendry Hendry	111 Markfield Road Ratby Leicester Leicestershire LE6 0LT
				Erection of detached garden shed (retrospective)	
	15/01277/FUL	PLANNING PERMISSION	29/01/2016	Leicestershire County Council	Ratby County Primary School Main Street Ratby Leicester Leicestershire LE6 0LN
				Erection of single storey building for 2 classrooms	

<i>Ward</i>	<i>Reference</i>	<i>Decision</i>	<i>Date of Decision</i>	<i>Applicants Name</i>	<i>Address</i>
Twycross Sheepy & Witherley					
15/01131/FUL	PLANNING PERMISSION	18/01/2016	Effective Global Solutions Ltd	Elms Farm Atherstone Road Appleby Magna Swadlincote Leicestershire DE12 7BP	
			Siting of portakabin (office use)		
15/01231/TPO	PERMIT TREE PRESERVATION ORDER WORKS	15/01/2016	Mr And Mrs WP Randall	Sheepy Hall House 60 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QR	
			Works to tree		
15/01237/NOMAT	PERMIT NON MATERIAL AMENDMENTS	13/01/2016	Mr And Mrs Pocklington	Park House 62 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QU	
			Non material amendment of planning permission 14/01250/OUT to amend positioning of Plot 1 and amend the turning head design		
15/01260/NOMAT	PERMIT NON MATERIAL AMENDMENTS	21/01/2016	Springbourne Developments	Land Adjacent To 5 Kingfisher Way Sheepy Parva Atherstone Leicestershire CV9 3SW	
			Non material amendment of planning permission 14/01105/FUL to allow for two additional bedrooms to the top floor		
15/01303/HOU	PLANNING PERMISSION	04/02/2016	Ms D Sullivan	19 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QR	
			Single garage to side of property (revised scheme)		