

Corporate Architecture Ltd
Venari House
1 Trimbush Way
Rockingham Road
Market Harborough
LE16 7XY



Details of Application

APPLICATION NO: P/18/1792/2
PROPOSAL: Section 73 application for variation of condition 10 attached to PA Ref P/17/2344/2 for erection of new community hall and associated parking, landscaping and community garden.
LOCATION: Land at, Knox Road, Loughborough, Leicestershire
APPLICANT Grange Park Trustees

Details of Decision Please Read All the Information in this Decision Notice.

Charnwood Borough Council has considered this application under the Town and Country Planning Act, 1990, and grants permission for the development described in the submitted documents and on any accompanying plans and drawings.

This permission is granted subject to the following Conditions and Reasons:-

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans under reference 4417/MDA/17/PL01 Rev P0, 4417/MDA/17/PL03 Rev P0 and 4417/MDA/17/PL05 Rev P0, approved under planning application reference No. P/17/2344/2.
REASON: To define the permission.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) The parking arrangements of vehicles of site operatives and visitors
 - ii) Loading and unloading of plant and materials
 - iii) Storage of plant and materials used in constructing the development
 - iv) Site hoarding details at a scale of 1:100
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and

construction works

vi) Days and hours of operation

The development shall be fully carried out in accordance with the agreed Construction Phase Method Statement and agreed details shall be retained throughout the construction period.

REASON: In the interest of Highway Safety, and ensure the free flow of traffic using the adjoining Highway and to ensure that arrangements to not affect neighbouring residents.

4. Notwithstanding any details submitted with the application, no development, including site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the local planning authority:

i) the treatment proposed for all ground surfaces, including all hard areas;

ii) full details of tree planting;

iii) planting schedules, noting the species, sizes, numbers and densities of plants;

iv) finished levels or contours;

v) any structures to be erected or constructed;

vi) functional services above and below ground; and

vii) details of measures to control and deal with litter and dog fouling in the public spaces on the site.

viii) boundary treatment to the proposed development

ix) details of the design and siting of bird/bat boxes/tubes/bricks

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed.

5. The approved landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6. Prior to the commencement of the development hereby permitted, details of the materials including colour, size and position to be used in the construction of the external surface of the building hereby permitted (including details of all new external doors/windows frames, decorative buildings), shall be submitted to the local Planning Authority in writing. Sample panels of the proposed materials at least a metre squared shall be erected on the site for consideration and subsequent approval. The panels shall be retained on site until the completion of the works. The development shall thereafter be completed only in accordance with the approved details and materials.

REASON: To protect the visual amenities of the area of the area and to ensure the satisfactory appearance of the development.

7. a) Prior to the first occupation of the development, details of a scheme of decorative and functional external lighting for the development at a scale of 1:50 or 1:100, shall have been submitted to and approved in writing by the Local Planning Authority. Any External lighting shall be directed away from existing

and proposed residential properties and shall comply with the recommendations by the Institute of Lighting Engineers/Professionals for the reduction of light pollution.

b) The development shall be fully implemented and completed in accordance with the approved details and retained and maintained thereafter.

REASON: To ensure satisfactory functioning and appearance of the development and to safeguard the amenities of neighbouring and nearby residents.

8. No development shall take place until details of the installation of plant; machinery and extraction systems have been submitted to and agreed in writing by the Local Planning Authority. The agreed plant, machinery and extraction systems shall be installed in accordance with the agreed systems prior to the development being brought into use.

REASON: In order to ensure that the scheme does not adversely affect nearby residential occupiers and are satisfactorily designed and to ensure satisfactory functioning and appearance of the development.

9. No site preparation works, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday*, and such works shall only take place between the hours of 07.00 to 18.00 weekdays and 08.00 to 14.00 Saturdays. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.

REASON: In the interests of neighbouring residential amenities.

10. The Community Hall hereby approved shall not operate outside the hours of 08:00 hours and 23:00 hours on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays and Saturdays and not outside of hours 08:30 hours and 22:30 hours on Sundays, Bank and Public Holidays.

REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance occurring to nearby residents.

11. No development shall be carried out until details of proposed refuse and waste recycling facilities located towards the rear or side of the proposed building and screened have been approved in writing by the Local Planning Authority. The approved details shall be implemented before that building is brought into use, and shall be thereafter retained.

REASON: To ensure the satisfactory appearance and functioning of the development, and to promote recycling.

12. No use or occupation of the building shall commence until provision has been made within the rear part of application site for the parking of cycles, under cover and secure, in accordance with details at a scale of 1:50 which shall have first been submitted to and agreed in writing by the local planning authority. The provision for cycles shall thereafter not be used for any other purpose.

REASON: To encourage the use of bicycles as an alternative to the car.

13. Before the development is first brought into operation the access ways, vehicle parking and manoeuvring areas shown on the approved plans shall be hard surfaced in materials to be agreed in writing by the Local Planning Authority. The areas shall thereafter be retained and used for no other purpose and the parking spaces shall have been clearly marked out.

REASON: To ensure the satisfactory appearance of the development and the satisfactory functioning of the development.

14. No development shall be carried out until details of security oriented design measures and physical security measures for all buildings and public spaces have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented concurrently with the relevant element of the development, and thereafter retained.

REASON: To ensure the safety of the occupiers and users of the development.

15. No food preparation, cooking, or catering equipment shall be installed in any part of the development until details of appropriate ventilation and fume control equipment for that installation have been approved in writing by the Local Planning Authority. The approved details shall be implemented before proposed preparation / catering / cooking equipment is brought into use, and shall be thereafter retained in working order.

REASON: To safeguard the amenities of the occupiers of adjoining premises, and to safeguard the amenity of the area.

16. i) No sound amplification equipment shall be installed in the development until details of the equipment and any necessary sound attenuation works have been submitted to and approved in writing by the Local Planning Authority and the soundproofing works shall be carried out before the amplification is brought into use. ii) No amplification equipment or speakers shall be installed externally. iii) All windows and doors shall remain closed during the use of any equipment permitted under part i of this condition.

REASON: To safeguard the amenities of the neighbouring and nearby residents.

17. No part of the development hereby permitted shall be occupied until such time as a 2.0 metre by 2.0 metre pedestrian visibility splay has been provided on the highway boundary on the southern side of the access with nothing within that splay higher than 0.6 metres above the level of the adjacent footway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework

18. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary, nor shall any be erected within a distance of 11.5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework

The requirements of these conditions must be complied with.

Note:-

A fee is payable where a written request is made for written confirmation that one or more conditions imposed on the same planning permission have been complied with. Please visit our website for more information.



Richard Bennett

Head of Planning and Regeneration **05 November 2018**

NOTES: **P/18/1792/2**

This notice grants planning permission only; it does not allow the demolition or work to a listed building, for which a separate consent is needed. If you are carrying out building work, you should check whether you need approval under the Building Regulations. Tel: 01509 634924/634757 or email: building.control@charnwood.gov.uk

If you are carrying out works on highway land, you should check whether you need the approval of Leicestershire County Council. Tel: 0116 305 0001 or email: information@leics.gov.uk You are also advised to check whether any restrictive covenants apply to the application site.

You can appeal to the Secretary of State for Communities and Local Government (SoSCLG) against our decision to include conditions on this planning permission. You must appeal within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN. Telephone: 0303 444 5000, website: <https://www.gov.uk/planning-inspectorate>

The SoSCLG can allow a longer period for making an appeal, but he will not normally do so unless there are special circumstances to justify any delay.

The SoSCLG need not consider an appeal if it seems to him that we could not have granted planning permission for the proposed development without the conditions we have imposed, having regard to planning law, to the provisions of any development order and to any directions given under a development order. In practice, the SoSCLG does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either we or the Secretary of State grants permission conditionally, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Access and provision for disabled persons.

If your proposal involves shops, offices, factories, educational buildings & buildings to which the public are to be admitted, you should check the requirements of the Chronically Sick & Disabled Persons Act 1970 (Sections 4,7,8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons within the building. You should also check the Code of Practice B.S. 5810 : 1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2, Park Street, London, W1A 2BS and (in so far as educational buildings are concerned), to Design Note 18" Access for the Disabled to Education Buildings".

Access for fire brigade.

Where you make an application for approval under the Building Regulations for the erection or extension of a building, the Council will have to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade; and
- (b) that the proposed works will not make inadequate any existing means of access for the Fire Brigade to a neighbouring building.