

Jelson Ltd
370 Loughborough Road
Leicester
LE45PR



Details of Application

APPLICATION NO: P/20/1295/2
PROPOSAL: Erection of 5 dwellings with variation to Condition 2 of planning permission P/18/2058/2 (relating to approved plans and seeking substitution of house type for Plot 4)
LOCATION: Saley Close, Shepshed, Leicestershire
APPLICANT: Jelson Ltd

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 20 November 2022
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development, hereby permitted, shall be carried out in accordance with the following plans:
863.10 - Site Location Plan
SHE/RP/01 - proposed layout plan
D3-31-C-PL AS 01 Rev A - Proposed elevations - Plot 4
D3-31-C-PL AS 02 - Proposed floor plans - Plot 4
JD411C-01-P01 (AS) - proposed floor plans - Plots 2 & 3
JD411C-01-P02 (AS) - proposed elevations - Plots 2 & 3
JD422C-01-P01 (OP) - proposed floor plans - Plot 1
JD422C-01-P02 (OP) - proposed elevations - Plot 1
JD408C-01-P01 (AS) - proposed floor plans - Plot 5
JD408C-01-P02 (AS) - proposed elevations- Plot 5
GS1-01 (AS) - garage plan - elevations
GS1-02 (AS) Rev A - garage floor plan
GS1-03 (AS) - garage foundation plan
GS1-04 (AS) - garage roof plan
GS1-05 (AS) - garage section plan
GS1-07 (AS) - garage services plan
REASON: For the avoidance of doubt and to define the terms of the permission.
3. Only those materials approved under application P/20/0501/2 shall be used in the construction of the development, unless otherwise agreed in writing by the local planning authority.
REASON: To make sure that the appearance of the completed development is

satisfactory.

4. The landscaping scheme agreed under application P/20/0501/2 shall be fully completed, 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.
5. No part of the development, hereby permitted, shall be occupied until such time as the access arrangements shown on plan number SHE/RP/01 (site layout plan) have been implemented in full.
REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.
6. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 4.25 metres, a gradient of no more than 1:20 for a distance of at least 5 metres behind the highway boundary and shall be surfaced in a bound material with a 5.5m dropped crossing. The access once provided shall be so maintained at all times.
REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.
7. The development, hereby permitted, shall not be occupied until such time as off street car parking provision (with turning facilities) has been provided, hard surfaced (and demarcated) in accordance with approved layout plan and Leicestershire's Highway Design Guide. Thereafter the onsite parking provision shall be so maintained in perpetuity.
REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway and pedestrian safety and in accordance with the National Planning Policy Framework.
8. The scheme of fencing to prevent public access to the land to the south of the site shall be implemented in accordance with the details approved under application reference P/20/0501/2 prior to occupation of any of the dwellings and thereafter retained in perpetuity and managed in accordance with the approved details.
REASON: In the interest of public safety, to help minimise the impact of ball strike from the nearby cricket club.

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.

<http://www.charnwood.gov.uk/pages/planapps>

The following notes should be taken into account when carrying out the development:-

1. The decision has been reached taking into account paragraph 38 of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The proposal is considered to accord with Policies CS1, CS2 and CS13 of the Charnwood Local Plan Core Strategy 2011-2028, saved policies EV/1 and TR/18 of the Borough of Charnwood Local Plan 1991-2006 and the associated guidance in Supplementary Planning Documents and the aims and objectives of the National Planning Policy Framework. While it is not considered to be in accordance with saved policies ST/2, CT/1 and CT/2 they are given little weight in the determination of this application.
3. Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Design' (adopted 2020).
4. Footways that abut either side of the existing turning facility at Saley Close must integrate with the internal layout of the proposed development. Footways must be to a standard compliant with design requirements in Leicestershire's Highway Design Guide relative to surfacing, width and landscaping.
REASON: In the interests of amenity, safety and security of users of the footway in accordance with the National Planning Policy Framework.



Richard Bennett

Head of Planning and Regeneration **20 November 2020**

NOTES: **P/20/1295/2**

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.