

Agenda

Meeting name	Planning Committee
Date	Thursday, 3 June 2021
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH
Other information	This meeting is open to the public

Members of the Planning Committee are invited to attend the above meeting to consider the following items of business.

Edd de Coverly
Chief Executive

Membership

Councillors	M. Glancy (Chair)	P. Posnett MBE (Vice-Chair)
	R. Bindloss	R. Browne
	P. Chandler	P. Faulkner
	A. Hewson	L. Higgins
	E. Holmes	M. Steadman
	P. Wood	

Quorum: 6 Councillors

Meeting enquiries	democracy@melton.gov.uk
Email	democracy@melton.gov.uk
Agenda despatched	Tuesday 25 May 2021

No.	Item	Page No.
1.	APOLOGIES FOR ABSENCE	
2.	MINUTES To confirm the minutes of the meeting held on 29 April 2021 and reconvened 4 May 2021	1 - 8
3.	DECLARATIONS OF INTEREST Members to declare any interest as appropriate in respect of items to be considered at this meeting.	9 - 10
4.	SCHEDULE OF APPLICATIONS	
4.1	APPLICATION 21/00290/FULHH 4 Hecadeck Lane, Nether Broughton	11 - 18
4.2	APPLICATION 21/00318/GDOCOU The White Lodge, Green Lane, Goadby Marwood	19 - 26
5.	DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2020/2021 To consider a report that advises the Committee of current national performance indicator outcomes related to the determination of planning applications for April 2020 to March 2021. It also reports on details relating to Corporate Performance Indicators and additional information on other aspects of the performance and delivery of Development Management work and outcomes	27 - 48
6.	URGENT BUSINESS To consider any other business that the Chair considers urgent	



Minutes

Meeting name	Planning Committee
Date	Thursday, 29 April 2021 Reconvened on Tuesday, 4 May 2021
Start time	6.00 pm
Venue	By remote video conference

Present: (for both 29 April and 4 May unless stated)

Chair Councillor M. Glancy (Chair)

Councillors

P. Posnett MBE (Vice-Chair)	R. Bindloss
R. Browne	P. Chandler
P. Faulkner	A. Hewson
L. Higgins	E. Holmes
M. Steadman	P. Wood (4 May)

Officers

Assistant Director for Planning and Delivery
 Planning Development Manager (LP) (4 May)
 Solicitor
 Planning Officer (LE) (29 April)
 Senior Democratic Services and Scrutiny Officer
 Democratic Services Officer (CR) (29 April)
 Democratic Services Officer (SE) (4 May)

Minute No.	Minute						
PL104	<p>Apologies for Absence An apology for absence was received from Councillor Wood.</p>						
PL105	<p>Minutes The minutes of the meeting held on 1 April 2021 were confirmed and authorised to be signed by the Chair.</p>						
PL106	<p>Declarations of Interest Councillor Posnett held a standing personal interest in any matters relating to the Leicestershire County Council, due to her role as a County Councillor.</p> <p><u>Application 20/00811/REM - Land South of Frisby on the Wreake, Leicester Road, Frisby on the Wreake</u> Councillor Browne confirmed that he would be representing his ward on this application by making a representation to the Committee. He would therefore leave the meeting during debate and not vote on this item in accordance with the Council's Procedure Rules.</p> <p>Further to the recent High Court case for remote meetings to continue being dismissed, Councillor Higgins requested that full representations on the concerns relating to individual circumstances of Members be made to the Government.</p>						
PL107	<p>Schedule of Applications Due to technical functionality issues that prevented public participation in the meeting, no planning applications were determined and it was agreed that the meeting be adjourned.</p>						
PL108	<p>Reconvened Meeting The meeting was reconvened on 4 May 2021 at 6 pm following an adjournment of the Planning Committee held on 29 April 2021 due to technical functionality issues which prohibited the participation of public speakers.</p>						
PL109	<p>Schedule of Applications The Chair advised that agenda item 4.2 would be taken first to allow the Frisby Parish Councillor to make a representation to the Committee before the Parish Council's meeting at 7 pm on the same evening.</p>						
PL110	<p>Application 20/00811/REM</p> <table border="1" data-bbox="288 1854 1430 2069"> <tbody> <tr> <td data-bbox="288 1854 496 1899">Reference:</td> <td data-bbox="496 1854 1430 1899">20/00811/REM</td> </tr> <tr> <td data-bbox="288 1899 496 1989">Location:</td> <td data-bbox="496 1899 1430 1989">Land South of Frisby on the Wreake, Leicester Road, Frisby on the Wreake.</td> </tr> <tr> <td data-bbox="288 1989 496 2069">Proposal:</td> <td data-bbox="496 1989 1430 2069">Reserved matters of layout, appearance, scale and landscaping for the development of 40 houses (phase 1 of the development)</td> </tr> </tbody> </table>	Reference:	20/00811/REM	Location:	Land South of Frisby on the Wreake, Leicester Road, Frisby on the Wreake.	Proposal:	Reserved matters of layout, appearance, scale and landscaping for the development of 40 houses (phase 1 of the development)
Reference:	20/00811/REM						
Location:	Land South of Frisby on the Wreake, Leicester Road, Frisby on the Wreake.						
Proposal:	Reserved matters of layout, appearance, scale and landscaping for the development of 40 houses (phase 1 of the development)						

(Councillor Browne declared his intention to speak as Ward Councillor on this application and here left the Committee and moved into the public speaking gallery.)

The Planning Development Manager addressed the Committee and read out the following updates received since despatch of the agenda:

Ward Member comments

'Over the past nine months I have worked with the Parish Council and listening also to residents about their concerns in relation to this development. The main concern raised has been the road and that fact it is outside the agreed limits to development in the neighbourhood plan. Over the past months there has been much negotiation and through dialogue a compromise position has been agreed that I can accept. The reason for this is that from an engineering perspective there would be greater ecological damage and visual impact due to the way the road would have to be built. A good compromise has been achieved.

In addition to the road the developer has listened to concerns about layout, ecology and lack of a small play area and addressed these issues in consultation with me and the Parish Council.

Concerns were also raised about access to the primary school from the new development in order to address concerns of additional traffic in the village and this has been taken on board with an access being created into the rear of the school playing fields. Some residents have raised concerns and the developer has further moved the path away from their properties.

Finally a concern of the village has been addressed on Gaddesby Lane with regard to pedestrians with the developer agreeing to install a footpath inside the hedge row from the road access which will be adopted by the Parish Council.

Overall I feel that we have nearly managed to achieve full compliance with the neighbourhood plan but due to constraints with the site and ground levels it has not been possible to have the road completely inside the limits to development. I am therefore happy to support this revised reserved matters application.'

Parish Council comments

'This was discussed at the Parish Council meeting of 22nd April 2021. It was noted that the access road has now been moved to a new, 'compromise' position within the first field. In addition, it was noted that a new footpath is shown going up to the A607. Matters relating to the school access, the footpath to Rotherby Lane, and the attenuation pond, all of which had now been discussed with residents, are also now agreed, save fine detail. On this basis, it was unanimously agreed that this application can now be supported.'

Further Representation (Reiteration of comments previously made)

'Please find attached document which suggests alternatives for the siting of the

School path from the Bowbridge Estate to the back of the school.

The document suggests locating the school path beyond plot 40 into the back border of the school. The South East corner of the school grounds. Preference 1. We absolutely support this proposal for the following reasons:

- It is close to the original proposed access to the school - this was set out in previous plans.*
- It will enable children from both the Bowbridge development and Steeplechase to access the school quickly and easily and therefore reduce traffic congestion at the top of Hall Orchard.*
- It is a shorter path and therefore cheaper. Perhaps Bowbridge could support the school with the excess funds with an internal path down the bank on the internal side?*
- The Hedgerow Association have asked that buildings are moved away from the boundary and therefore there is a natural space or gap.*
- It does not cut across a green field that could be used for natural planting and re-establishment of the animal community that will have been disturbed due to earthworks.*
- There is no loss of privacy for residents at the top of Hall Orchard Lane.*

We have concerns about the Attenuation Basin that we have submitted in a separate document to both MBC and Frisby Parish Council 10/04/21.'

Pursuant to Chapter 2, Part 9, Paragraphs 2.8 - 2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chair allowed the following to give a 3 minute presentation:

- Councillor Alex Warwick, Frisby Parish Council
In response to Councillor Warwick's comment, it was noted that liaison meetings were regularly held with the Ward Councillors, the Parish Council, Developers and Planning Officers to consider and work through areas of concern on planning applications and this approach worked well in bringing a mutually acceptable proposal to the Committee.
- Jamie Pyper, Director, Nineteen 47
- Councillor Ronan Browne, Ward Councillor

During discussion the following points were noted:

- It was felt that the Ward Councillor, Parish Council, Developer and Planning Officers had worked well together to bring a mutually acceptable application to the Committee
- Positive lessons had been learnt from this multi-agency approach and all parties were congratulated on the application and it set a good example of collaborative working for the future
- It was requested that the affordable housing allocation was not passed to the

town but made available to the villages in the south of the Borough where discount market housing was needed

- The success of the footpath negotiation between the developer and a private landowner was particularly mentioned

Councillor Holmes proposed the recommendations in the report and Councillor Higgins seconded the motion.

RESOLVED

That application 20/00811/REM be APPROVED, subject to conditions set out in Appendix A.

(Unanimous)

REASONS

The application site is allocated for housing and outline planning permission for the development has been granted. The principle of the access and the number of units proposed were approved at the outline stage.

The proposal as revised would result in a form of development that would be sympathetic to the character of the locality by virtue of its appearance, landscaping, layout and scale and would not unduly compromise residential amenity, or be harmful to highway safety.

The scheme is considered to be respectful of, and responds to, the topography of the site with limited intrusion upon the landscape arising from engineering works. It is considered that the proposal would not cause substantial harm to the significance of designated and non-designated heritage assets.

It is demonstrated that greater harm to the non-designated heritage assets and the appearance of the landscape would accrue if full compliance with the Local Plan and Neighbourhood Plan policies was proposed.

It is considered that for these reasons, there is sufficient justification for the access road of the proposal to depart from the applicable policies within the Melton Local Plan and Frisby Neighbourhood Plan.

(Councillor Browne here re-joined the meeting.)

PL111

Application 20/00466/FULHH

Reference:	20/00466/FULHH
Location:	2 Vaughan Avenue, Bottesford, NG13 0EF
Proposal:	Retrospective application to regularise amendments to approved plans relating to planning approval 18/01088/FUL

The Assistant Director of Planning and Delivery addressed the Committee and provided a summary of the report regarding the retrospective application to

authorise development which was built at variance with approved plans. He reminded the Committee of the requirement to treat retrospective applications the same as any other on normal planning merits

Pursuant to Chapter 2, Part 9, Paragraphs 2.8 - 2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chair allowed the following to give a 3 minute presentation:

- Councillor Bob Bayman, Bottesford Parish Council
It was ascertained from Councillor Bayman that he considered the most significant policy breach related to the insufficient parking available on the site which would impact onto the street
- Richard Colchester
It was ascertained from Mr Colchester that the lack of parking would have an impact on a busy route between Grantham Road and the train station
- Malcolm Bunn, Agent, Hana & Co
It was ascertained from Mr Bunn that Planning Officers were aware of the reason for the development which was to support a family member and that when they started to build at a different place to the plans a phone call was made at that time

The Assistant Director for Planning and Delivery drew Members' attention to the site layouts and the comparison of the changes made in the report. Mr Worley advised that he could not confirm or otherwise whether a call was received however the development proceeded without awaiting the outcome and that the Building Control service may have been provided by a private contractor.

During discussion the following points were noted:

- Why have a planning system if people built something different
- There was not enough space at the side of the property for a motorised wheelchair
- Neighbours and Ward Councillors let down by planning rules not followed
- There was a cost to the tax payer in processing a retrospective application
- A refusal could be considered under Local Plan Policy D1 and H6 of the Bottesford Neighbourhood Plan
- The property was considered to be of poor design with inadequate car parking and being contrary to policies D1 of the Local Plan and H6 of the Bottesford Neighbourhood Plan
- Should the application be approved, permitted development rights be removed

Councillor Steadman proposed to refuse the application on the grounds of being in conflict with policies D1 of the Local Plan and H6 of the Bottesford Neighbourhood Plan and due to the limited space around the building and inadequate parking provision. Councillor Chandler seconded the motion.

RESOLVED

That application 20/00466/FULHH be REFUSED, contrary to the Officer recommendation, on the grounds of being in conflict with policies D1 of the Local Plan and H6 of the Bottesford Neighbourhood Plan and due to the limited space around the building and inadequate parking provision.

(10 for, 1 abstention)

PL112

Application 20/01512/FUL

Reference:	20/01512/FUL
Location:	Orchard House, 161 Scalford Road, Melton Mowbray, LE13 1LA
Proposal:	2 detached dwellings and new access to the rear of 161 Scalford Road. Demolish existing garage to 161 Scalford Road and replace with smaller detached garage.

The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the report. He updated the Committee on a further consultation response received as follows:

'171a Scalford Road are at the back of the development (north)

The upper windows will look straight into our lounge, conservatory and bedroom windows, therefore losing all of our privacy

This is also the bee flight out from our hives, which we will lose, and will have to try and find new places to relocate, this being in an already bad time for bees.

The soakaways when full will naturally drain down onto our property, therefore flooding us.'

Pursuant to Chapter 2, Part 9, Paragraphs 2.8 - 2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chair allowed the following to give a 3 minute presentation:

- Dr Jessie Harris, Applicant
- Councillor Jacob Wilkinson, Ward Councillor

It was noted that the separation distance between the adjacent wall to the Balmoral Road properties was 3 metres.

During discussion the following points were noted:

- It was considered that to build a 10 feet high wall 3 metres from existing properties was not acceptable
- It was felt that the wall would be overbearing and take away light and amenity from neighbouring residents
- Plot 2 was considered to be too much development for the site

- There was a suggestion that the properties could be turned around however it was pointed out that the application for consideration was as submitted
- There were reservations expressed on backland development, the impact on neighbours' privacy, noise and land values
- It was questioned as to whether the Committee was so desperate for two houses as to compromise other people's living standards
- Due to the additional vehicle movements that would be associated with the site and it being a busy road at that point, there were concerns for pedestrian safety
- There was also concern for schoolchildren's safety walking to and from the John Ferneley School

Councillor Faulkner proposed to refuse the application on the grounds of being in conflict with policy D1 of the Local Plan and due to the wall adjacent to the Balmoral Road properties being overbearing. Councillor Holmes seconded the motion.

RESOLVED

That application 20/01512/FUL be REFUSED, contrary to the Officer recommendation, on the grounds of being in conflict with policy D1 of the Local Plan and due to the wall adjacent to the Balmoral Road properties being overbearing.

(Unanimous)

PL113	<p>Urgent Business</p> <p>The Chair thanked Members and the Planning Team for their commitment and contribution to the work of the Committee over the past year. She also referred to Councillor Faulkner's proposed change in civic role at the Annual Meeting and wished him well. Councillor Higgins responded and paid tribute to the Chair's leadership.</p>
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The meeting closed at: 6.29 pm on 29 April 2021
7.45pm on 4 May 2021

Chair

Advice on Members' Interests

PERSONAL AND NON-PECUNIARY INTERESTS

If the issue being discussed affects you, your family or a close associate more than other people in the area, you have a personal and non-pecuniary interest. You also have a personal interest if the issue relates to an interest you must register under paragraph 9 of the Members' Code of Conduct.

You must state that you have a personal and non-pecuniary interest and the nature of your interest. You may stay, take part and vote in the meeting.

PERSONAL AND PECUNIARY INTERESTS

If a member of the public, who knows all the relevant facts, would view your personal interest in the issue being discussed to be so great that it is likely to prejudice your judgement of the public interest and it affects your or the other person or bodies' financial position or relates to any approval, consent, licence, permission or registration then **you must state that you have a pecuniary interest, the nature of the interest and you must leave the room***. You must not seek improperly to influence a decision on that matter unless you have previously obtained a dispensation from the Authority's Audit and Standards Committee.

DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

If you are present at any meeting of the Council and you have a disclosable pecuniary interest in any matter to be considered or being considered at the meeting, if the interest is not already registered, you must disclose the interest to the meeting. You must not participate in the discussion or the vote and you must leave the room.

You may not attend a meeting or stay in the room as either an Observer Councillor or *Ward Councillor or as a member of the public if you have a pecuniary or disclosable pecuniary interest*.

BIAS

If you have been involved in an issue in such a manner or to such an extent that the public are likely to perceive you to be biased in your judgement of the public interest (bias) then you should not take part in the decision-making process; you should leave the room. **You should state that your position in this matter prohibits you from taking part.** You may request permission of the Chair to address the meeting prior to leaving the room. The Chair will need to assess whether you have a useful contribution to make or whether complying with this request would prejudice the proceedings. A personal, pecuniary or disclosable pecuniary interest will take precedence over bias.

In each case above, you should make your declaration at the beginning of the meeting or as soon as you are aware of the issue being discussed.*

*There are some exceptions – please refer to paragraphs 3.12(2) and 3.12(3) of the Code of Conduct

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Helping people | Shaping places



Planning Committee

3rd June 2020

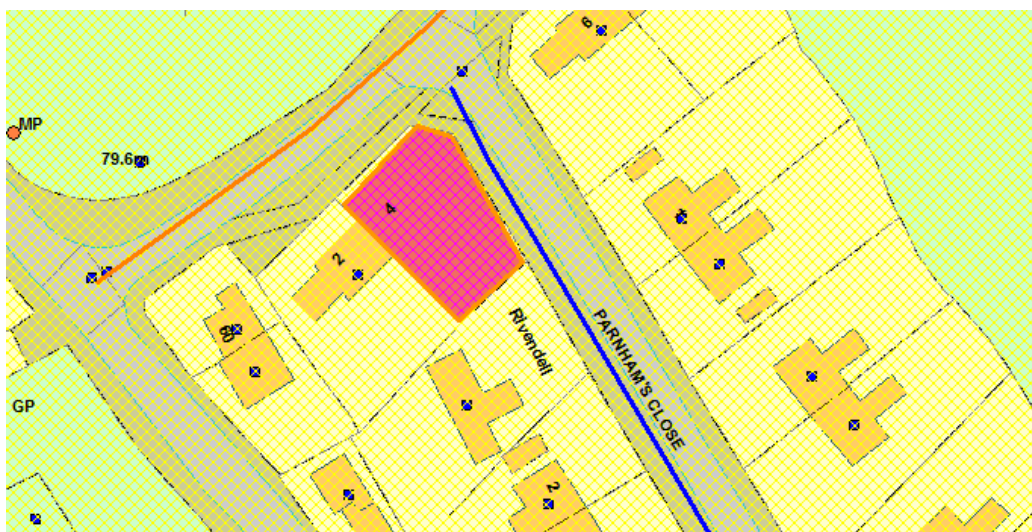
Report of: Assistant Director for Planning and Delivery

21/00290/FULHH– 4 Hecadeck Lane, Nether Broughton LE14 3EZ Ground and first floor extension to kitchen, including dropped curbs to front and side of the property.

Applicant: Miss Jazz Gallocker

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Old Dalby – Councillor Joe Orson
Date of consultation with Ward Member(s):	21st April 2021
Exempt Information:	No

1 Summary



- 1.1 The application site is located to a prominent corner location, on the southern side of Hecadeck Lane and sides onto Parnhams Close which lies within Nether Broughton. Hecadeck Lane is a one way street running southwest to northeast with dwellings initially positioned to the south of the highway. To the north and opposite the site is vacant land which has an extant planning permission for up to 25 dwellings.
- 1.2 The site comprises a semi detached two storey and single storey brick built dwelling, under a red concrete tile roof line and is one of two identical pairs either side of the entrance to Parnhams Close, fronting Hecadeck Lane. The site appears to have two access points used for parking, one from Hecadeck Lane and the other from Parnhams Close which are believed to have been in use for several years.
- 1.3 The application seeks approval for a first floor extension above the existing single storey side element, which includes a further front and rear addition to provide for a larger kitchen, dining and boot room to the ground floor with a master bedroom above within the eaves. The application also seeks approval for the provision of a dropped kerb to Hecadeck Lane being a classified highway.

Recommendation(s)

1. It is recommended the application is APPROVED

2 Reason for Recommendations

- 2.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, would result in a development that would appear complimentary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site. The proposed development would not appear alien in form and respects the wider character of the area and would not be considered to have a detrimental impact on its users or the occupiers of neighbouring units. The proposed development would therefore accord to Policies D1 and SS1 of the Melton Local Plan, Policy S1 and H6 of the Nether Broughton and Old Dalby Neighbourhood Plan and the overall aims of the National Planning Policy Framework 2019

3 Key Factors

3.1 Reason for Committee Determination

- 3.2 The application is required to be considered by the Committee because it is submitted by an employee of the Council.

3.3 Relevant Policy context

- 3.3.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Policies SS1, D1 apply.
- 3.3.2 No inconsistency with the NPPF has been identified that would render Local Plan Policies 'Out of Date'.
- 3.3.3 The Nether Broughton and Old Dalby Neighbourhood Plan was made in 2018 and carries full weight. Policies S1 and H6 apply
- 3.3.4 Please see Appendix D for a list of all applicable policies.

3.4 **Main Issues**

3.4.1 The key issues for this application are considered to be:

- Principle of development
- Impact upon the character of the site and surrounding
- Impact upon residential amenities
- Impact upon highways and parking

4 **Report Detail**

4.1 **Position under the Development Plan Policies**

4.1.1 The site is within the village of Nether Broughton where Policy SS1 applies; this relates to sustainable development. For the Local Plan Policy D1 relates to visual and residential amenities.

4.1.2 Neighbourhood Plan Policy S1 'Limits to Development' states development within the limits will be viewed positively where in accordance with other policies within the Plan subject to accessibility, design and amenity considerations. Policy H6 Housing Design seeks development to enhance and reinforce local distinctiveness, the scale, density, height, massing, design, layout and materials should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area and development should not have an unacceptable impact on general amenity.

4.2 **Principle of Development**

4.2.1 There is a presumption in favour of extensions to dwellings subject to factors such as visual amenity, residential amenity and the impact on the character of its locality; these are addressed below.

4.3 **Impact upon the character of the site and surrounding area**

4.3.1 Policy D1 of the Local Plan requires new development to be of high quality design regarding layout, context, amenity, landscaping and connectivity. Policy H6 of the Neighbourhood Plan relates to housing design and states that development proposals should have regard to density, size, scale, massing and height that reflects the character of the settlement, giving an impression of space, pleasant street scenes and an inclusive road layout with short cuts linking existing roads together. In addition attention should be given to design and materials and retaining the integrity of the rural character of the individual settlement.

4.3.2 The proposal has been designed to utilise as much of the existing footprint of the single storey element to the north east gable end and has the appearance of being set down and back with a reduced ridge height. The additions appear subordinate and subservient to the host dwelling and therefore acceptable ensuring that the proposal sits well within the context of the site.

4.3.2 Constructed of materials to match, the foot print will be extended a mere 1.5 metres to the rear and 2.6 metres to the front, providing for an extended ground floor kitchen and dining area with a master bedroom above within the dormered roof space. This will ensure its increase in size and massing will remain minimal and therefore acceptable and sympathetic in appearance without having any adverse impact on that of the streetscene or its locality.

4.3.4 The property currently appears to have 2 cross over points to enable parking within the site which have been in situ in excess of 10 years. The provision of the dropped kerbs will enable vehicles to be parked safely within the site and off the highway. Although this will involve the removal of some of the grass verge. Such development would not appear alien in form or within the context of the streets scene as is already seen to be undertaken by the adjoining neighbour and considered acceptable in this respect, subject to any provisions required by the Highway Authority as addressed below.

4.3.5 As such, the proposal is considered acceptable by reason of siting, design, size and scale, being complimentary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site and therefore complies with the aims of Policy D1 of the MLP and H6 of the NP

4.4. Impact upon residential amenities

4.4.1 The dwelling is a semi detached property at the corner of Hecadeck Lane and Parnhams Close. The location of the extension is positioned away from the adjoining neighbour at No 2 and of an acceptable distance from those to the rear on Parnhams Close and on the opposing side of the highway. The proposals would not be considered to have an adverse impact on the residential amenities of current or future occupiers of neighbouring properties and would comply with Policy D1 of the Local Plan.

4.5. Impact upon Highways and parking

4.5.1 Initial comments from the Highways Authority required further scaled plans being submitted to demonstrate the site being capable of providing the required two parking spaces for a three bedroom house within the site with requisite visibility spays. A revised plan has now been submitted which the Highways Authority are satisfied the required parking spaces can now be accommodated to the rear via Parnhams Close and is acceptable, despite the parking to the front of the dwelling which remains substandard.

4.5.2 Notwithstanding, the above, the LPA acknowledges the Highways objection that no standard 4.8 metre parking space can be demonstrated to the front, it is however recognised and stated by both the HA and LPA that the use has been in situ for more than 10 years. Therefore, on balance it is considered this should not constitute a fundamental objection to the proposal in relation to parking at the front, accordingly in the event of a Certificate of Lawfulness being submitted, it would be unlikely to be refused and is therefore a material consideration.

5 Consultation & Feedback

5.1 A site notice was posted and 5 neighbours were notified. As a result, no letters of representation has been received to date.

5.2 Parish Council; The Parish Council comments are reported below

5.3 LCC Highways; The Local Highway Authority are satisfied with the parking provision on Parnham's Close meets the requirements for that of a three bedroom property however defers the Local Planning Authority to current standing advice in respect of any additional parking to the front on Hecadeck Lane.

6. Financial Implications

6.1 None identified.

7. Legal and Governance Implications

7.1 No specific issues are identified. The application is being considered by the Committee under the scheme of delegation within the Constitution. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

8.1 There are no relevant historic applications.

9 Appendices

A: Consultation responses

B: Representations received

C: Recommended condition

D: Applicable Development Plan Policies

Report Author:	Debbie Wetherill
Report Author Contact Details:	dwetherill@melton.gov.uk
Chief Officer Responsible:	J Worley, Assistant Director Planning and Delivery
Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A : Summary of Statutory Consultation Responses

Highways

Site Access/Internal Layout

Having reviewed the Parking Provision, drawing number MJ015 dated May 2021 the LHA make the following comments.

As mentioned within the observations dated 21 April 2021, the applicant had stated 3 to 4 off street car parking spaces were to be provided with the site. Parking Provision, drawing number MJ015 dated May 2021, only demonstrates 2 spaces accessing the highways onto Parnham's Close. However, the Local Planning Authority (LPA) have confirmed the dwelling will be a 3 bedroom dwelling should the proposal be granted.

Para 3.173 of the Leicestershire Highways Design Guide (LHDG) states 2 off street car parking spaces should be provided for a 3 bedroom dwelling. As such the LHA can confirm the quantum of off street car parking has been achieved at access 2. Onto Parnham's Close as demonstrated on parking Provision, drawing Number MJ015 dated May 2021.

The LHA would question the need for a second extended vehicle cross over given the applicant has not demonstrated on Parking Provision, drawing number MJ015 dated May 2021 that this is required for parking provision. As such the LHA would request that further information is provided by the applicant as to the necessity of a second extended vehicular crossover onto Hecadeck Lane.

If the applicants intention to utilize the access for future off street car parking, the applicant should consider the below before submitting the revised scaled plan

Access and Internal Layout one (Hecadeck Lane)

Parking Provision, drawing number MJ015 dated May 2021 shows an access width of 8.1 m whilst not demonstrating any off street car parking provision utilizing the access. The LHA consider the access to be over engineered in terms of figure DG20 of the LHDG given that the minimum width for a single dwelling is 2.75m.

As previously stated in the observations dated 21 April 2021, any car parking should be in line with 3.188 of LGDG. This states that the car parking spaces provided for the dwelling should be a minimum of 5.5 x 2.4, if these spaces are bound by wall or fence a further 0.5m will be required, however if bound on both sides a total of 1 m in total should be added.

Off street car parking spaces should be perpendicular to the highways and not parallel. This is to ensure the access is safe and suitable for all users in terms of vehicular visibility when reversing onto a classified C road. This is in the interest of highway safety in line with paragraph 108 of the National Planning Policy Framework (2019)

Parish Council

They discussed the ground floor extension and have no objection to this but share Highways concerns regarding the dropped curb. The parish council also have concerns regarding the timing of this work in relation to the approved application for 20 houses directly opposite, and would like to see a construction / traffic action plan regarding this work and the impact on Hecadeck Lane during this time.

Appendix B : List of applicable Development Plan Policies Melton Local Plan

Policy SS1 – Sustainable Development

Policy D1- Raising the Standard of Design

Broughton and Old Dalby Neighbourhood Plan

Policy S1 – Settlement boundary

Policy H6 – Housing design

Appendix C : Recommended Conditions

1. The development shall be begun before the expiration of three 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 S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with drawings

- MJ010 Location and Site Plan
- MJ002 Proposed Ground Floor Plan
- MJ003 Proposed First Floor Plan
- MJ 004 Proposed Front Elevation
- MJ005 Proposed Side Elevation
- MJ006 Proposed Rear Elevation
- MJ007 Proposed Side Elevation

Received by the Local Planning Authority on 12 March 2021

Reason: For the avoidance of doubt.

3. The car parking shall be provided, hard surfaced and made available for use within the site as detailed and shall thereafter be permanently so maintained.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

4. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the finished development is of a high standard of design as indicated by the submitted plans.

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21/00318/GDOCOU, The White Lodge, Green Lane, Goadby Marwood

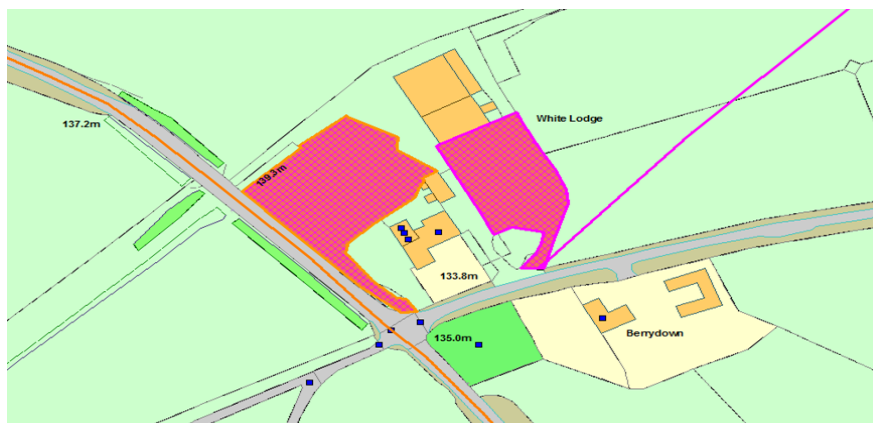
Proposal: Notification under ‘Class Q’ of proposed change of use of agricultural buildings to 2 dwellings (C3) resubmission of 18/00386/GDOCOU.

Applicant: Mrs E Holmes.

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Elaine Holmes (Waltham on the Wolds)
Date of consultation with Ward Member(s):	12 April 2021
Exempt Information:	No

1 Summary

- 1.1 This report addresses a ‘Prior Notification’ for the change of use of 2 buildings for residential use. It is not a planning application as such, the legal basis for the Notification and the Council’s responsibilities in this connection are explained below.
- 1.2 The Notification is required to be considered by the Committee because it is submitted by a Member of the Council, Councillor Holmes.



2 Recommendation

RECOMMENDATION(S)
1. It is recommended that no Prior Approval of the matters listed in Part Q2 are required (see section 7 below)

The proposed change of use accords with all of the criteria set by Class Q of Part 2 of the Planning (General Permitted Development) Order 2015 (as amended) and the matters the subject of conditions specified by part Q2 of this legislation are not applicable to the circumstances of the case.

3 Proposal

- 3.1 Prior approval for the conversion of 2 agricultural barns to form 2 x larger dwelling houses (more than 100sqm but no more than 465sqm)
- 3.2 Works are proposed to the building and plans have been submitted in support of the submission.
- 3.3 The prior notification is applying for Class Q (a) – change of use of agricultural buildings and land within its curtilage to residential and (b) – building operations reasonably necessary to facilitate the change of use under part 3, Class Q, of the General Permitted Development Order. Under this legislation these works are permitted development provided:
- (i) The set criteria in the legislation is met in full
 - (ii) The developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—
 - (a) Transport and highways impact of the development
 - (b) Noise impacts of the development
 - (c) Contamination risks on the site
 - (d) Flooding risks on the site
 - (e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order:
 - (f) The design or external appearance of the building
- These criteria are addressed in the following content of the report.
- 3.4 **The Council's role in the consideration of the Prior Notification is to establish whether all of the qualifying criteria have been met, and whether grounds exist to require the prior approval of any of the conditions listed (a) – (f) above.**

4 Site

- 4.1 The site would be considered to be located in the countryside.
- 4.2 There is an existing access serving the site onto Green Lane. The buildings are contained within the site.
- 4.3 The site lies wholly within the open countryside at White Lodge Farm, Green Lane, Goadby Marwood. The buildings are comprised of a range of single storey brick and stone barns. The barns have pantiled roofs. Some of which have previously been extended and will be demolished. Surrounding covered barn roofs to the rear are also intended to be demolished to make way for residential curtilage.

5 Planning History

- 17/00013/GDOCOU
- 18/00386/GDOCOU

None of these earlier submissions have a bearing on the determination of this Prior Notification

6 Policy Considerations

- 6.1 No policy is to be considered with prior approvals – it is a matter of fact whether they are permitted development and do not require a full planning application considering the legislation under Class Q, part 3 of the GDPO 2015 as explored below. Each point is responded to in **bold**.
- 6.2 Following amendments in 2018, the legislation has separated the applications into those for larger and smaller houses.
- 6.3 The specific definitions are below:-
- Larger Dwellinghouse
Has a floor space of more than 100 square metres and no more than 465 square metres.
 - Smaller Dwellinghouse
Has a floor space of no more than 100 square metres

7 Class Q criteria

- 7.1 Class Q allows, as Permitted Development not requiring planning permission, development consisting of –
- a) A change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the schedule to the Use Classes Order; and
 - b) Building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that schedule.
- 7.2 Q.1 Development is not permitted by Class Q if –
- a) The site was not used solely for an agricultural use as part of an established agricultural unit –
 - i) On 20th March 2013, or

- ii) In the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
- iii) In the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

The definitions within the GDPO defines “agricultural building” / “agricultural use” as a building used for agriculture and which is so used for the purpose of a trade or business. An “established agricultural unit” means agricultural land occupied as a unit for the purposes of agriculture.

The buildings from inspection form part of the wider agricultural unit which includes other barns on the site.

The barns collectively have been referred to in previous applications and approvals which have confirmed that the site and the associated land was used for agricultural use.

As such, given the history of the wider site, it is considered that the site and buildings which forms part of this prior-approval was last used for agriculture and has not been used differently since.

(b) in the case of –

(i) a larger dwellinghouse, within an established agricultural unit –

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

The prior notification relates the development of two larger dwelling houses which have a floor space that exceeds 100 square metres but do not exceed 465 square metres.

(c) in the case of –

(i) a smaller dwellinghouse, within an established agricultural unit –

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Class Order exceeds 100 square metres;

Not applicable to this proposal.

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

There are no previous approvals under Class Q on this site, but these are replacement of them rather than additions, therefore the current Class Q would meet the requirements and specifications.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The proposed development of this site conforms to the above requirements as shown on the application form question 5.

(f) less than 1 year before the date development begins –

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

The proposed development of this site conforms to the above requirements as shown on the application form question 5.

(g) Development under Class A (a) or Class B (a) of Part 6 of this Schedule (agricultural buildings and operations) have been carried out on the established agricultural unit –

(i) since 20th March 2013; or

(ii) Where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

From reviewing the site history no development has been undertaken by Class A or B of Part 6 of the Schedule.

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

The proposed development of this site conforms to the above requirements and the external dimensions of the building would not extend beyond the external dimensions of the existing building at any point.

(i) the development under Class Q (b) would consist of building operations other than -

(i) the installation or replacement of –

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse;

And

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1 (i) (i);

The prior approval proposes to convert two buildings to two separate dwellings and conforms to the above limitations.

The buildings comprise stone walls and pan tiled rooflines and appear structurally in a good condition.

Works will be minimal and limited to those reasonably necessary for the buildings to function as dwellings.

(j) the site is on article 2(3) land;

The proposed site is not on article 2 (3) land.

(k) the site is, or forms part of –

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosive storage area;

The proposed site is not one of these.

(l) the site is, or contains, a scheduled monument.

The proposed buildings are not scheduled monuments.

(m) the building is a listed building.

The proposed buildings are not listed. (The wider site does contain Listed Buildings)

8 Conditions

8.1 Q.2 – (1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) Transport and highways impact of the development

Given the existing use of the site and the existing access arrangements, there is unlikely to be a significant increased risk which would warrant refusal of the application on highway grounds. It is not considered that the development would result in adverse impacts upon highway safety.

(b) Noise impacts of the development

There are no adjacent uses that would cause undue noise impacts that would be incongruous in a rural area.

(c) Contamination risks on the site

There are no known risks of contamination on this site.

(d) Flooding risks on the site

The site is not in a medium or high risk flood zone

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order:

The location or siting does not make it impractical or undesirable in principle given the proximity to an existing dwelling!

(f) the design or external appearance of the building

The proposed alterations would introduce new openings however the design and appearance of these and the overall conversion would therefore be in keeping with the character of the existing building and the rural nature of the site!

(3) under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Paragraph X provides interpretation of Part 3 prior approval. 'Curtilage' means an area of land enclosed or unenclosed immediately beside or around the agricultural building closely associated with the building or such an area no larger than the land occupied by the agricultural building, whichever is the lesser.

The proposed curtilage has not been clearly indicated on the plan to be no larger than the land occupied by the agricultural building however this can be conditioned accordingly

9 Consultation & Feedback

9.1 The Parish Council have not commented to date

10 Financial Implications

10.1 There are no financial implications arising from this request.

10.2 Financial implications reviewed by: N/A

Financial Implications reviewed by: N/A

11 Legal and Governance Implications

11.1 The Notification requires consideration by the Committee as it is submitted by a Member of the Council (Constitution Chapter 2 , Part 9, 'Planning Committee functions and procedures')

Legal Implications reviewed by: Tom Pickwell (Solicitor)

12 Appendices

12.1 Appendix A: Site Photos

Report Author:	Deborah Wetherill , Planning Technician
Report Author Contact Details:	01664 502391 DWetherill@melton.gov.uk
Chief Officer Responsible:	Jim Worley , Assistant Director for Planning and Delivery
Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A: Site Photos





Planning Committee

3 June 2021

Report of: Assistant Director for Planning and Delivery

Development Management Performance Report 2020/2021

Corporate Priority:	All
Relevant Ward Member(s):	All
Date of consultation with Ward Member(s):	N/A
Exempt Information:	No

1 Summary

- 1.1 The purpose of the report is to advise the Committee of current national performance indicator outcomes related to the determination of planning applications for April 2020 to March 2021.
- 1.2 This report relates to the Corporate Performance reports considered quarterly by Cabinet and Scrutiny Committee. It provides more detail and builds upon the key Corporate Performance Indicators that feature in those reports but also provides additional information on other aspects of the performance and delivery of Development Management work and outcomes.

RECOMMENDATION

It is recommended that the committee notes the current performance data

2 Reason for Recommendations

- 2.1 The Committee requires oversight of performance against various indicators and particularly if the risk of MHCLG intervention is possible (see details below).
- 2.2 The report also allows for impacts arising from the current operating environment and when applicable those arising from changes to procedures.
- 2.3 Appeals data is regarded a measure of decision making 'quality' but also provides valuable reflecting and learning regarding to interpretation and effectiveness of policies.

3 Growth and Infrastructure Act

3.1.1 The Growth and Infrastructure Act 2013 put in place Performance Standards, known as the 'Planning Guarantee'. However, this was updated on 22 November 2016 with a new paper entitled 'improving planning performance: Criteria for designation (revised 2018).

3.1.2 This states that the performance of Local Planning Authorities in determining major and non-major developments will now be assessed separately, meaning that an authority could be designated on the basis of its performance in determining applications for major development, applications for non-major development, or both. The assessment for each of these two categories of development will be against two separate measures of performance:

- The speed with which applications are dealt with measured by the proportion of applications that are dealt with within the statutory time or an agreed extended period; and,
- The quality of decisions made by local planning authorities measured by the proportion of decisions on applications that are subsequently overturned at appeal.

3.1.3 Therefore, the performance of local planning authorities will be assessed separately against:

- The speed of determining applications for major development;
- The quality of decisions made by the authority on applications for major development;
- The speed of determining applications for non-major development;
- The quality of decisions made by the authority on applications for non-major development.

3.1.4 Where an authority is designated, applicants may apply directly to the Planning Inspectorate (on behalf of the Secretary of State) for the category of applications (major, non-major or both) for which the authority has been designated.

3.1.5 Data showing the performance of local planning authorities against the speed and quality measures are published by the Department for Communities, Housing and Local Government on a quarterly basis. The Secretary of State will aim to decide whether any designations should be made in the first quarter of each calendar year, based on the assessment periods for each measure set out in the table below.

3.2 Measures of Performance Outcomes and Current Position

3.2.1 Speed of decisions

The table below shows the Council's recent and current performance on speed of decisions.

	2019-20 Whole Year	2020-21 Quarter 1	2020-21 Quarter 2	2020-21 Quarter 3	2020-21 Quarter 4	2020-21 Whole Year
% 'major' applications determined in 13 weeks, or within agreed period.	92%	100%	67%	80%	80%	82%
% 'minor' applications determined in 8 weeks, or within agreed period.	88%	97%	90%	89%	70%	87%

3.2.2 Planning application performance overall for Year end of 2020-21 shows a consistent above average performance in minor applications alongside a consistently high performance in major applications and again takes the Authority well above the National target of 60% for Majors and 70% for Minors with the Authority.

3.2.3 Whilst the amount has decreased this year the total averaged over the whole year is 82% for majors which shows a second strong year for the Planning Team. Minors have remained above average at 87% for the year, again a very good result for the overall period of 2020-2021.

3.2.4 Major planning applications continue to consume considerable time and input as negotiations are carried out to secure better physical outcomes in terms of design and layout, and secure developer contributions for strategic and local infrastructure.

3.2.5 Performance for 'minors' has dropped slightly to 70% this quarter; however this remains well in excess of the national target. Though smaller in scale many applications are controversial in their own right and require careful negotiation for design improvements.

3.3 Quality of decisions (appeal record)

3.3.1 The outcome of appeals is regarded as a principal measure of decision making quality, being the means by which decisions are individually scrutinised and reviewed.

Indicator	2017/18	2018/19	2019/20	2020/21
Percentage of appeals against refused applications dismissed	72%	54%	73%	69%

3.3.2 Performance for the last year maintained an above average percentage and has averaged out at 69% again well above the National target of 10%.

3.3.3 It is hoped that appeal decisions will continue at the higher level and performance continues for the 2021/2022 period and subsequent reports will monitor this performance.

3.4 Appeals by decision background

3.4.1 The table below indicates the Council's appeal record for the year, with key information associated with a selection of the appeals detailed in Appendix 1 below.

Decision type	No. of appeals dismissed	No. of appeals allowed
Delegated	10	1
Committee, in accordance with recommendation	0	1
Committee, departure from recommendation	0	3

4 Workload profile and key outcomes

4.1 The year as a whole has seen an increase in demand for the service, in 2019/20 the department received 1394 pieces of work, in 2020/21 this has increased to 1554 a breakdown of applications received into categories for this period is below.

Category	Number
Largescale Major Dwellings	28
Largescale Major General industrial/Storage	2
All other largescale major developments	9
Minor Dwellings	104
Minor General Industrial/Storage	8
Minor Retail	3
Minor Gypsy and Pitches	2
All other minor developments	92
Change of Use	17
Householder Developments	254
Advertisements	8
Listed Building consents	33
Certificates of lawful development	16
Notifications	44
GDO Applications	54

EIA Screening Opinion	3
Trees	249
Discharge of conditions	79
Consultations from other authorities	9
Pre-Application Enquiries and others	540
Total applications received	1554

4.2 The team have begun a soft launch of the implementation to the changes identified within the Planning Service Review in May and are trialling the changes made. Workshops and presentations have been arranged in June and July for Members along with separate dedicated sessions to Planning Committee members and additional presentations for customers and stakeholders.

4.3 **Delivery and outcomes**

4.3.1 In 2020/21 housing supply continued to be strong. 310 houses were completed. This is down slightly on the previous year (334), but considered positive in the light of Brexit/Covid etc. It goes towards closing the gap on the historic shortfall which arose from under delivery in earlier years and represents a major boost to supply as required by the NPPF.

4.3.2 90 Affordable Houses were constructed within the period, as above, considerably increasing supply compared to earlier years. This performance demonstrates the benefits of having an adopted Local Plan and robust negotiation on affordable housing. Within the total quantity, there are numerous examples of a variety of housing mix and affordable housing tenures, thus enabling us to assist with a wide range of housing needs.

4.3.3 It is notable that there have been no examples in 2020/21 of ‘concessions’ on the quantity of affordable housing based on viability or other arguments, and the obligations secured include some examples of achieving levels higher than policy requirements.

4.4 **Design and development outcomes**

4.4.1 The focus on the quality of development continues with the key tool to secure improvements being ‘design review’ workshops (also referred to as ‘community engagement’ workshops) facilitated by the Chair and Officers, including Ward Members and other local representatives. Very significant improvements to design and layout considerations have been secured, of which examples include:

- Community infrastructure contributions and layout optimisation in relation to application 19/01302/FUL Land West of Main Street Stathern.
- Retention of the workhouse block and re-use of part of the fabric and features of the Vagrant Cells (Thorpe Rd) that exist on site have been secured as a means of commemoration and interpretation of their presence on the site and their role in the history of Melton Mowbray.
- 19/00859/FUL : a revised submission was secured which positively responded to the comments and concerns of the community in relation to layout and design of the development.

- Improvements made to the layout and design of 20/00775/REM along with additional off street parking secured.

4.5 Complaints and compliments

4.5.1 Complaint and compliments are reported and the following is a summary of the year.

SERVICE AREA	POLARITY	2020-21 Q1	2020-21 Q2	2020-21 Q3	2020-21 Q4
Planning	Low is Good	9	8	0	3

4.5.2 The level of complaint is of concern, both as a quantity and in terms of their prevalence when considered in a corporate perspective. Complaints are analysed not only in terms of their number, but their subject matter in order to identify procedural, systemic or behavioural shortcomings.

4.5.3 The majority of complaints have challenged decisions made by the Planning Authority. None were upheld as the decisions concerned were made in accordance with the discretion afforded by the law, and in accordance with processes and procedures. However there is a concerning theme regarding speed and adequacy of responses and the Service is continuing to make improvements to its internal processes/procedures in response to feedback received.

4.6 Future Corporate Measures

4.6.1 New corporate measures have been included for Development Management to complement the outcomes of the service and focus on quality and customer satisfaction.

4.6.2 These measures include

- % applications that are invalid will measure whether recent changes to how we validate planning applications has broken through delays at this traditional “bottleneck” and will aid improvement of service efficiency .
- % applications that are approved first time will measure whether we are being able to overcome problems and negotiate improvements to planning submissions to bring them to a standard able to be approved.
- Applicant satisfaction (from a questionnaire that is being composed) which measure customer satisfaction and the % of total responses which are satisfied or very satisfied.
- Community Satisfaction with planning service will measure whether the community are satisfied with the outcomes being produced by planning decisions.

4.6.3 These measures began in April and the outcomes will be reported in future reports.

4.7 Service level measures

4.7.1 A further suite of measures to analyse the workload and serviced level trends of the service is being developed and will also feature in future reports. These are considered important in order that we can accurately understand the impact made by the Planning Service Review and respond quickly to systemic issues and fluctuation in workload trends and demands.

5 Options considered

5.1 None - for information only

6 Consultation

6.1 No public consultation has been undertaken

7 Next Steps – Implementation and Communication

7.1 None proposed

8 Financial Implications

8.1 Section 106 developer contributions

8.2 Contributions were secured during the period 2020/2021 with a combined value of in excess of £16 million. This represents a 100% success rate of obligations requested, and includes examples where a case for reduction was made but was successfully challenged and resisted. Notable within these cases are the very significant sums towards strategic highways and education infrastructure.

18/00359/OUT		
Land At Melton North Nottingham Road Melton Mowbray		
Signed 14.12.2020		
Total contribution £6,388,313.35		
Education	LCC	£2,861,457
Strategic Road (MMDR)	LCC	£2,509,368
Melton Healthcare Facilities	CCG	£182,592
Highways Contribution	LCC	£123,977.06
Library	LCC	£8,600
Melton Country Park	MBC	£25,000.00
SCOOT Validation	LCC	£6,000.00
Sustainable Transport	LCC	£315,215
Travel Pack	LCC	£15,326.50
Travel Plan	LCC	£6,000.00
TRO	LCC	£7,500.00
Bus Passes (4 tranches)	LCC	£295,800
Monitoring (LCC)	LCC	£7,250.00
Monitoring (MBC)	MBC	£250.00
18/00769/OUT		
Land at Melton North Scalford Road Melton Mowbray		
Signed 31.07.2020		
Total contribution £8,912,785.86		
Strategic Road (MMDR)	LCC	£3,461,200
Education Contribution	LCC	£3,658,836

Melton Healthcare Facilities	CCG	£251,852
Civic Amenity	LCC	£33,064
Melton Country Park	MBC	£25,000
Highways	LCC	£171,002.86
Library	LCC	£12,070
SCOOT Validation	LCC	£6,000.00
Bus Pass	LCC	£408,000
Travel Pack	LCC	£21,140
Travel Plan	LCC	£6,000.00
TRO	LCC	£7,500.00
Monitoring (LCC)	LCC	£10,000.00
Monitoring (MBC)	MBC	£250.00

19/00859/OUT

Canal Lane Hose

Signed 27.01.2021

Total contribution £168,986.27

Bus Pass	LCC	£34,680.00
Bus Stop	LCC	£10,920.00
Civic Amenity	LCC	£2,810.00
Long Clawson Medical Practice	CCG	£10,308.04
Library	LCC	£1,030.00
Belvoir High School	LCC	£50,768.33
		£50,768.32
Travel Pack	LCC	£1,796.90
Monitoring (LCC)	LCC	£5,904.68

19/00909/OUT

Land at St Mary's Hospital Melton Mowbray

Signed 19.01.2021

Total contribution £638,920.50

Education	LCC	£571,423
Library	LCC	£1,420.00
Melton Healthcare Facilities	CCG	£9,660.25
Bus Pass	LCC	£46,920.00
Civic Amenity	LCC	£3,637.00
Travel Pack	LCC	£2,431.10
Monitoring (LCC)	LCC	£3,129.15
Monitoring (MBC)	MBC	£300.00

20/00102/FUL		
Southfields Farm Church Lane Somerby		
Signed 18.02.2021		
Total contribution £106,952.60		
Somerby Primary School	LCC	£43,776.00
John Ferneley and/or Long Field	LCC	£62,576.60
Monitoring (LCC)	LCC	£300.00
Monitoring (MBC)	MBC	£300.00
Total contributions secured £16,215,958.58		

8.3 8 contributions were received during the period 2020/2021

Planning Application	Address	Contribution type	Amount	Received Date	Status
13/00497/FUL	Field No. 3310 Scaford Road Melton Mowbray	Police	£46,788.84	04/06/2020	Transferred to the Police
13/00877/OUT	King Edward VII Upper School, Melton Mowbray	Police	£51,653.71	12/03/2021	Transferred to the Police
14/00808/OUT	Field No 3968 Melton Spinney Road Thorpe Arnold	Melton Country Park	£10,309.31	21/12/2020	Assigned to budget
15/00178/FUL	Field No. 3310 Scaford Road Melton Mowbray	Community facilities	£8,991.00	04/06/2020	Assigned to budget
15/00933/FUL	Langar Lane, Harby	Harby Village Hall	£8,311.50	15/02/2021	Being transferred to Village Hall committee
16/00577/FUL	Main Road Nether Broughton	Nether Broughton Village Hall	£4,606.25	01/06/2020	Transferred to Broughton and Dalby Parish Council
16/00847/OUT	33 Melton Road, Waltham	Welby Practice Healthcare	£27,900.00	04/03/2021	Being transferred to CCG
17/00641/OUT	Normanton Lane Bottesford	Pedestrian Crossing	£13,097.14	26/03/2021	Being transferred to Network Rail
Total Contributions received by MBC £209,789.43 for MBC and transfer to other bodies					

Financial Implications reviewed by: Director for Corporate services

9 Legal and Governance Implications

- 9.1 The Local Planning Authorities are required by law to submit their quarterly performance results to The Ministry of Housing, communities and Local Government, which collect information about the range of district matter applications that local planning authorities handle when exercising their development management functions.
- 9.2 The figures collected are summarised and published as National Statistics in MHCLG’s planning application statistics quarterly statistical release and in a range of associated live tables, available at <https://www.gov.uk/government/collections/planning-applications-statistics>.
- 9.3 The statistics are used by central government to monitor planning policies and performance, and by a wide range of other users, including local authorities, academics and the general public.

**Legal Implications reviewed by: Natasha Taylor – Deputy Monitoring Officer
25.05.21**

10 Background Papers

10.1 Application files relating to appeal decisions in Appendix A:

- 19/00176/FUL
- 19/00561/FUL
- 19/00882/FUL
- 18/01230/FUL
- 19/00273/OUT
- 19/00939/FUL
- 19/01017/VAC
- 19/01311/GDOCOU
- 19/00676/FUL
- 18/01090/CL
- 19/00741/FUL
- 19/00066/OUT
- 19/00071/FUL
- 20/00192/FUL
- 19/01008/FUL
- 19/01193/OUT
- 20/00823/FULHH

11 Appendices

11.1 A : Summary of Appeal decisions

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Chief Officer Responsible:	Jim Worley , Assistant Director for Planning and Delivery
Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A : Summary of Appeal Decisions

Application Reference:	19/00176/FUL
Proposal:	Alteration and extension of existing split level property to form 2 no separate dwellings with independent off street car parking and rear gardens.
Address:	Cross Patch 6 Cross Lane Burton Lazars LE14 2UH
Level of Decision:	Delegated Decision
Appeal Decision:	Dismissed
Reason for refusal:	<ul style="list-style-type: none"> • Unsustainable • Visual • Residential Amenity
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/17FE657BAF13C20F4BCEF2478E2B9272/pdf/19_00176_FUL-Appeal_Decision_14.4.20-1002820.pdf
Summary:	<ul style="list-style-type: none"> • Main Issues <ul style="list-style-type: none"> • Whether the proposal would be in a suitable location for housing with regard to the accessibility of services and proven local need • The effect on the character and appearance of the area • And the effect on the living conditions of the occupiers of the neighbouring properties by way of visual impact, outlook and privacy. • Concluded that the proposal would not be in a suitable location for housing with regard to the accessibility of infrastructure and services, furthermore, the proposal would not meet a proven local need. Accordingly, in these regards it would conflict with MBLP Policy SS3 and its approach to housing development on unallocated site in rural settlements which seeks to improve the sustainability of rural areas. • Overall found that the proposal would represent a cramped and incongruous form of development, unacceptably harmful to the character and appearance of the area contrary to MBLP Policy D1. • The proposal would have an unacceptable impact on the living conditions of the occupiers of No16 by virtue of its overbearing impact contrary to MBLP Policy D1.
Application Reference:	19/00561/FUL
Proposal:	Proposal is to build a 2 bedroom dwelling with off road parking
Address:	Athelstan House 1 Saxons Lea Pickwell LE14 2PL
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	

- Unsustainable Location
- Cramped form of development

Link to Appeal Decision: <https://pa.melton.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Summary:

- Main Issues
 - Whether the site is suitable for residential development having regard to its location and proximity to shops, services and facilities and linked to this, whether there is a proven local need for the proposed development; and
 - The effect of the proposed development upon the character and appearance of the street scene.
- The site would not be a suitable location for residential development and there is no proven local need for the proposal. The proposal would be contrary to policies SS1, SS2 and SS3 of the LP which aims to direct residential development towards the most suitable settlements.
- The proposed development would harm the character and appearance of the street scene and would consequently be contrary to Policy D1 of the LP. The proposal would also be contrary to the Framework which looks to ensure proposals are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Application Reference:	19/00882/FUL
Proposal:	Erection of single dwelling and creation of new access with demolition of existing building.
Address:	Land adjacent 32 New Road Burton Lazars
Level of Decision:	Delegated
Appeal Decision:	Dismissed

Reason for refusal:

- Unsustainable location

Link to Appeal Decision: <https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PVVAW7KOLDF00>

Summary:

- Main issues
 - Whether the appeal site is an appropriate location for new housing having regard to the development plan and relevant national planning policies; and
 - Whether there is a proven local need for housing
- The site is an appropriate location for new housing in accordance with Policy SS2 of the LP and Policy SS3 insofar as it is served by sustainable infrastructure.
- The proposed development would be contrary to Policies SS1 and SS3 of the LP, which, amongst other things, requires there to be a proven local need identify by substantive evidence for new housing in rural settlements.

Application Reference:	18/01230/FUL
Proposal:	Erection of 1.5m high trellis, extension of window down to flat level roof to give access, decking laid from window to parapet (5m) and to the tiled roof (4m)
Address:	4 Main Street Redmile Nottingham NG13 0GA
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	
<ul style="list-style-type: none"> Residential Amenity 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PGHRCOKOHWU00
Summary:	
<ul style="list-style-type: none"> Main Issues <ul style="list-style-type: none"> Effect of the development on the living conditions of the occupants of No 1a Post Office Lane (No 1a) with particular regard to privacy. The development conflicts with Policy D1 of the Melton Local Plan 2011-2036 (2018) which among other things seeks to achieve good design and protect the living conditions of nearby residents. 	

Application Reference:	19/00723/OUT
Proposal:	4no new build dwellings with associated parking and amenity space
Address:	Field OS 0007 Branston Road Eaton
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	
<ul style="list-style-type: none"> Unsustainable Location 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PTRLZ3KOKW800
Summary:	
<ul style="list-style-type: none"> Main Issues <ul style="list-style-type: none"> Whether the development would accord with relevant local and national policies with regard to location; and, Whether there is a proven local need for housing in Eaton The development would not be serviced by sustainable infrastructure and nor would additional infrastructure or services be provided. I conclude therefore that the development would fail to meet the requirements of MLP Policies SS2 and SS3. MLP Policy SS1 is a general policy in line with the National Planning Policy Framework (The Framework) and is less specific than those cited. Moreover, although Paragraph 78 of the Framework states that development in one village might support services in another nearby, there is nothing to suggest that the villages nearby have useful amenities. 	

- There is no proven local need for housing within Eaton of sufficient weight to weigh in favour of the appeal. The development would fail to accord with MLP Policy SS3. Even if it was satisfied that there was a proven housing need, this would not necessarily overcome concerns with regard to the site's location and its accessibility.

Application Reference:	19/00939/FUL
Proposal:	Demolition of existing side porch to 1 Kennet Way and construction of a new two-bedroom house within the curtilage of the property.
Address:	1 Kennet Way Melton Mowbray LE13 0EX
Level of Decision:	Delegated
Appeal Decision:	Withdrawn
Reason for refusal:	<ul style="list-style-type: none"> • Visual Amenity • Character and appearance of surroundings.
Link to Appeal Decision:	N/A
Summary:	<ul style="list-style-type: none"> • N/A

Application Reference:	19/01017/VAC
Proposal:	Variation of Conditions 2 (Proposed Plans – floor plans and elevations in relation to Plots A & B) in respect of previous approval 15/00935/FUL Date of
Address:	Land to South of 1 Tilton Road Tilton road Twyford
Level of Decision:	Delegated
Appeal Decision:	Allowed
Reason for refusal:	<ul style="list-style-type: none"> • Further enlargement of four-bedroom dwelling without a demonstrated proven local need for housing
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/572B2DA506E4EF70C9360FD3E695164A/pdf/19_01017_VAC-Appeal_Decision_10.9.20-1024851.pdf
Summary:	<ul style="list-style-type: none"> • Main Issues <ul style="list-style-type: none"> • Whether the policies of the Melton Borough Local Plan 2011-2036 (2018) (the LP) are relevant in the determination of the appeal and, if so, whether the location of the site would confirm to those policies with specific regard to the mix of housing proposed and whether there is a proven local need for the development; and • If the development fails to comply with the policies of the development plan in those respects, or causes harm in other respects, whether the fall back position afforded by the existing planning permission for 8 dwellings represents a material planning consideration to justify a grant of planning permission. • The 8 dwellings have already been built and the appellant has a realistic fall-back position whereby they could complete the development in accordance with the original planning permission. The housing mix is compliant with policy C3 and the use of the roof space for bedroom accommodation has not altered that position. Consequently, whilst the development may not comply with policy SS3 in terms of the failure to demonstrate a definite local need, there would be no harm to the aims of the development plan arising from the

revised layout of the two plots. There would be no benefit in withholding planning permission when the comparison of the impact of the fall-back scenario is considered and no additional harm would arise.

- The sky lights do not harm the character and appearance of the host dwelling or the street scene, nor do they overlook neighbouring properties and thus there is no harm caused by their installation compared to the originally permitted dwellings. Therefore, the other material considerations that I have identified above outweigh this conflict with the development plan policy and would indicate that planning permission should be granted.

Application Reference:	19/01311/GDOCOU
Proposal:	Conversion of a barn into three dwellings
Address:	Highfileds Farm Station road John O Gaunt LE14 2RE
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	
<ul style="list-style-type: none"> • The proposal does not accord with the limitation of Class Q and is therefore not permitted development. The works required are beyond the scope of Part Q in that the current building is not capable of conversion without works that are beyond those within Part Q. 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q1QG9DKO0HK00

Summary:

- Main Issue
 - The main issue in this appeal is whether the proposed development is permitted by Article 3(1) and Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO), with particular regard to Paragraph Q(b) building operations reasonably necessary to convert the building.
- The scheme does not propose any demolition, and the building's metal frame, concrete floor and block walls would be retained. It is also noted that the work set out in Class Q can, in some cases, be extensive including replacement or new walls, doors, windows, roofs and utilities. However, the structural alterations required to make the building suitable for conversion would go beyond works reasonably necessary to convert the building permitted and would not meet the requirements of Q (b).
- The appellant has referred to a number of decisions which they suggest are relevant to this appeal relating to steel framed barns and proposals with varying degrees of building operations including demolition, replacement cladding, roofs, new walls and windows and door openings. However, in all of the cases the Inspectors were satisfied that the existing structure was structurally sound and already suitable for conversion and capable of supporting the building operations proposed or that the works were not required to improve the structural integrity of the building. This would not be the case in respect of the appeal building and as such these cases do not lead me to reach a different conclusion in respect of my decision.
- The appellant has referred to the Hibbitt6 judgement. The Hibbitt judgement established that it is a matter of judgement of the decision maker as to where the line is drawn between conversion and a rebuild.

Application Reference:	19/00676/FUL
Proposal:	Erection of new industrial workshop units (Use Class Order B1(c)/B2/B8), the provision of an upgraded gated vehicular access to the whole site, new vehicular turning and parking arrangements and the construction of a new boundary fence with tree/shrub planting behind the fence on the eastern boundary.
Address:	Brooks and Sims Ltd The Workshop Waltham Road Thorpe Arnold
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	<ul style="list-style-type: none"> • Harmful to open and rural character of the area and encroachment of Area of Separation.
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/38AD01EFFF8951DD7C787F7B8A87716F/pdf/19_00676_FUL-Appeal_Decision_1.10.20-1030196.pdf
Summary:	<ul style="list-style-type: none"> • Main Issue <ul style="list-style-type: none"> • The main issue is the effect of the proposal upon the character and appearance of the area. • It is concluded that the proposed development would harm the character and appearance of the area. Consequently, it would be contrary to Policies EN1, D1 and EN4 of the LP which, amongst other things, seeks to ensure new development is sensitive to landscape setting and local distinctiveness; requires high quality design, siting and layout that is sympathetic to the character of the area and reflect the wider context of the local area; and development that maintains the principle of separation between and safeguards their individual character. • It would also be contrary to Policy ENV5 of the NP which amongst other things, seeks to maintain and, wherever, possible enhance the separation of Thorpe Arnold and Melton Mowbray.

Application Reference:	18/01090/CL
Proposal:	Certificate of Lawful Development for the erection of a Log Cabin constructed in excess of four years (Re-submission of 18/00449/CL)
Address:	2 Manor Lane Goadby Marwood Melton Mowbray Leicestershire
Level of Decision:	Committee
Appeal Decision:	Allowed
Reason for refusal:	<ul style="list-style-type: none"> • On the balance of probability the evidence present does not prove that the log cabin subject of this application is immune from enforcement action
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/842038F9D54B32A93394129C7B37F772/pdf/18_01090_CL-Appeal_Decision_15.9.20-1026443.pdf
Summary:	<ul style="list-style-type: none"> • Main Issue <ul style="list-style-type: none"> • The main issue is whether the Council's refusal to grant an LDC is well founded. This will turn on whether the building and its use as a dwelling have become lawful

due to the passage of time, taking account of any applicable permitted development rights.

- It is concluded, on the balance of probability that the dwelling was erected more than 10 years prior to the LDC application and was occupied as a dwelling during that time. I have found insufficient evidence, on the balance of probability, to indicate that the dwelling was lawful during any of that period due to permitted development rights. Accordingly, I find that the time for enforcement action had expired at the time when the application for an LDC was made.
- On the evidence now available, that the Council's refusal to grant a certificate of lawful use or development in respect of a dwelling house is not well-founded and that the appeal should succeed.

Application Reference:	19/00741/FUL
Proposal:	Demolition of 2 existing dwellings and a barn, and their replacement with 9 new dwellings and associated private access driveways
Address:	Field OS 4011, Tofts Hill Stathern
Level of Decision:	Not determined
Appeal Decision:	Appeal Dismissed
Reason for refusal:	
<ul style="list-style-type: none"> • Appeal was made against non-determination. Council position was to oppose the appeal. 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/BE4A6F97695FFBC665755AEB15BE1D53/pdf/19_00741_FUL-Appeal_Decision_4.11.20-1033502.pdf

Summary:

- The Council failed to determine the application within the prescribed period. However, following submission of the appeal, the Council have prepared an appeal statement. This advises that had the Council determined the application, planning permission would have been refused. Putative reasons for refusal are given and identifies that the principal concerns relate to the main issues.
- Main Issues
 - The effect of the proposed development upon the character and appearance of the area:
 - Whether the proposal would preserve or enhance the character or appearance of the Stathern Conservation Area (CA); and
 - Whether sufficient information has been submitted in respect of land stability.
- The proposed development would adversely affect the character and appearance of the area. It would be contrary to Policies SS1, SS2, EN1 and EN6 of the Melton Local Plan (2018) (LP) which, amongst other things, requires new development to be sensitive to its landscape setting; to respect existing landscape character and features and contribute positively to the individual character of a settlement including the setting of the historic built form and features.
- It would fail to preserve or enhance the character and appearance of the CA contrary to Policy EN13 of the LP which, amongst other things, seek to ensure the protection and enhancement of the significance and setting of heritage assets; new developments to make a positive contribution to the character and distinctiveness of the local area and ensuring that

new development in conservation areas are consistent with its identified special character. It would also conflict with the Framework.

- The proposed development would accord with Policies EN11 and EN12 of the LP which, amongst other things, seek to ensure that new developments do not increase the risk of flooding and include surface water management.

Application Reference:	19/00066/OUT
Proposal:	Proposed outline application for the demolition of redundant farm buildings and erection of three dwellings
Address:	Little Covert Farm 15 Main Street Normanton NG13 0EP
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	<ul style="list-style-type: none"> • Unsustainable Location
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PLIXB8KOJ4X00

Summary:

- Main Issue
 - The main issue is whether the proposal would be in a suitable location for housing with regard to (i) the accessibility of services and (ii) proven local need for housing in Normanton.
- The proposal would not represent a suitable location for housing and would conflict with Policy SS3 and the overall spatial strategy of the MLP. The proposal would also conflict with the Framework in terms of the location and accessibility of rural development.
- The identified harm arising from the proposal results in conflict with the development plan taken as a whole, to which I afford significant weight. The other material considerations in this case do not indicate that permission should be forthcoming in spite of this conflict.

Application Reference:	19/00071/FUL
Proposal:	Demolition of dwelling and erection of a replacement dwelling, demolition of outbuildings and erection of single storey dwelling and the erection of two garages/carports.
Address:	Rose Cottage 16 Baggrave End Barsby LE7 4RB
Level of Decision:	Delegated Decision
Appeal Decision:	Dismissed
Reason for refusal:	<ul style="list-style-type: none"> • Unsustainable Location
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/8553D048A7D1B8D0AEDC969B84FC1953/pdf/19_00071_FUL-Appeal_Decision_26.8.20-1022244.pdf

Summary:

- Main Issues

- Whether the proposal would be in a suitable location for housing, with regard to the accessibility of services and provision of infrastructure; and • whether there is a proven local need for housing in Barsby.
- The proposal would not be serviced by sustainable infrastructure, nor would additional infrastructure or services be provided. Therefore, the proposal would be contrary to the requirements of Policies SS2 and SS3 of the MLP. These policies aims to direct residential development towards the most suitable settlements. The Council also made reference to Policy SS1 of the MLP, however, this is a general policy in line with the Framework and is less specific than those I have referenced.
- There is no proven local need for housing within Barsby of sufficient weight to weigh in favour of the appeal. Therefore, the proposed development would be contrary to Policy SS3 of the MLP. This Policy, amongst other things, requires development to meet a local need identified in a Neighbourhood Plan or appropriate community-led strategy, SHMA or economic needs assessment.

Application Reference:	20/00192/FUL
Proposal:	Erection of bungalow to the rear of 1 Belvoir Avenue (amended scheme)
Address:	1 Belvoir Avenue Ab Kettleby LE14 3HP
Level of Decision:	Committee
Appeal Decision:	Allowed
Reason for refusal:	<ul style="list-style-type: none"> • Compromise amenity of neighbouring properties • Fail to reflect the style of the surrounding development contribute to the local distinctiveness of the area
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/FE17664FE7F26A974B8349C296332D6B/pdf/20_00192_FUL-Appeal_Decision_10.2.21-1046663.pdf

- Summary:
- Main Issues
 - The effect of the proposed development on the living conditions of the occupiers of the neighbouring residential property at 3 Belvoir Avenue; and
 - The effect of the proposed development on the character and appearance of the area.
 - The proposed development would not cause harm to the living conditions of the occupiers of the neighbouring residential property at 3 Belvoir Avenue. It would comply with the relevant requirements of Policy D1 of the Local Plan and Policy H3 of the Neighbourhood Plan.
 - The proposed development would not cause harm to the character and appearance of the area. It would comply with the relevant requirements of Policy D1 of the Local Plan and Policy H4 of the Neighbourhood Plan, which seek to ensure that new development is of a high standard of design that has regard to its context and the local distinctiveness and character of the area in which it is situated.

Application Reference:	19/01008/FUL
Proposal:	Conversion of redundant barns to three dwellings with parking areas
Address:	Buildings at the Rear of 11 Main Street Branston
Level of Decision:	Delegated
Appeal Decision:	Dismissed
Reason for refusal:	
<ul style="list-style-type: none"> • Proven Local Need in an unsustainable location 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/334B7E2628228973927339594D9FBA78/pdf/19_01008_FUL-Appeal_Decision_15.12.20-1037946.pdf
Summary:	
<ul style="list-style-type: none"> • Main Issue <ul style="list-style-type: none"> • Whether the proposal would be in a suitable location for housing, with regard to the accessibility of services, provision of infrastructure and whether there is a proven local need for housing in Branston. • The proposal would not be serviced by sustainable infrastructure, nor would additional infrastructure or services be provided. Therefore, the proposal would not constitute a suitable location for housing and would be contrary to the requirements of Policies SS1, SS2 and SS3 of the MLP. Collectively these policies aim to direct residential development towards the most suitable locations and encourage sustainable development and require development meets a local need identified in a Neighbourhood Plan or appropriate community-led strategy, a housing assessment or other evidence provided by the applicant. 	
Application Reference:	19/01193/OUT
Proposal:	Residential development for 9 houses
Address:	Field OS 3254 Blacksmith End Stathern
Level of Decision:	Committee
Appeal Decision:	Allowed
Reason for refusal:	
<ul style="list-style-type: none"> • Application site is a reserve allocation site to only be considered should other sites not come forward for development. 	
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/5AF29D640D251635E4B15CA57DF21425/pdf/19_01193_OUT-Appeal_Decision_12.02.2021-1061841.pdf
Summary:	
<ul style="list-style-type: none"> • Main Issues • The main issue is whether the proposal accords with the provisions of the Melton Borough Local Plan 2011-2036 (2018). • Whilst there is some conflict with the objectives of Policy C1 (B), there is clear and overriding support for a small-scale scheme through Policies SS1 and SS2. This support, together with the fact that the housing targets are minimum targets and not a ceiling for development, is the determinative factor in my decision. As such I consider that the proposal would accord with the MLP when taken as a whole. It would also accord with the overarching aims of the Framework. 	

Thus decision is subject to an application for appeal under s288 of the Town and Country Planning Act lodged by Melton BC.

Application Reference:	20/00823/FULHH
Proposal:	Proposed two storey front, rear and side extensions to form annex and additional single storey extension to the front of existing dwelling.
Address:	42 Avon road Melton Mowbray LE13 0EJ
Level of Decision:	Committee
Appeal Decision:	Allowed
Reason for refusal:	<ul style="list-style-type: none">• Over intensive use which would result in an adverse impact on the street scene and fails to protect the amenities of neighbours
Link to Appeal Decision:	https://pa.melton.gov.uk/online-applications/files/46253BE6FDF763188566FB9C52D4FB65/pdf/20_00823_FULHH-Appeal_Decision_21.12.20-1038589.pdf
Summary:	<ul style="list-style-type: none">• Main Issues<ul style="list-style-type: none">• These are the effect of the proposal on the character and appearance of the area and on the living conditions of neighbouring occupiers.• The development would not be harmful to the character and appearance of the area or to the living conditions of neighbouring occupiers and so would not be contrary to policy D1 of the Melton Borough Local Plan (2018) which requires all new development to be of high quality design and not compromise the amenity of neighbours and neighbouring properties.

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