

Demolition of public house and construction of 14 new one bed flats

Report Item No
A3

The Pick N Shovel 2 High Street Coalville Leicestershire

Application Reference
14/00893/FULM

Applicant:
EMH Housing And Regeneration Limited

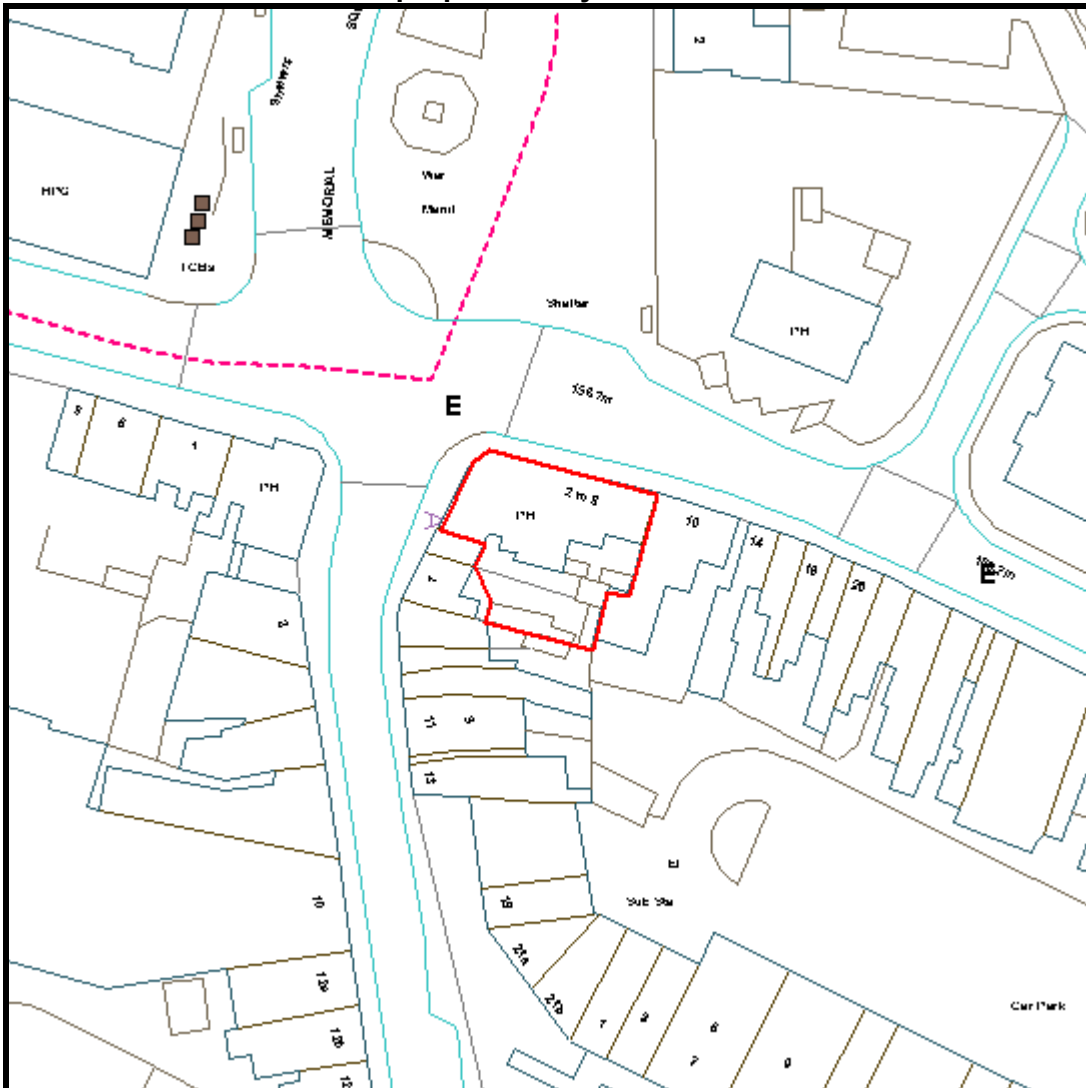
Date Registered
15 October 2014

Case Officer:
James Mattley

Target Decision Date
14 January 2015

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Call In

The application falls to be determined by the Planning Committee as the Council has a financial interest.

Proposal

Planning permission is sought for the demolition of the public house and construction of 14 new 1 bed flats at the Pick and Shovel, High Street, Coalville.

Consultations

Members will see from the report below that no representations have been received from surrounding neighbours and no objections have been received from any statutory consultees.

Planning Policy

The application site is within Limits to Development and in the Core Town Centre Shopping area as defined in the adopted North West Leicestershire Local Plan, and the site is also subject to various retail type policies of the Local Plan, including Policies R1, R8, R11 and R16. Also relevant is the advice contained in the National Planning Policy Framework.

Conclusion

Strictly speaking, the scheme would not be compliant with Policy R4 of the Local Plan as it includes for a residential use at ground floor level within the town centre. However, given that the proposal would secure a new building for this derelict site which has been vacant for a number of years, would provide for much needed affordable housing and help to support the regeneration of Coalville it is considered that, on balance, the scheme would represent sustainable development and would be acceptable in principle.

Subject to suitable conditions, the proposed building is considered to be acceptable in terms of its impact on the visual amenity of the area and the character and appearance of the Conservation Area. The proposal is not considered to affect residential amenity in the area, conflict with highway safety, impact upon heritage assets, drainage, flooding or protected species. There are no other relevant material planning considerations that indicate planning permission should not be granted.

RECOMMENDATION - PERMIT SUBJECT TO CONDITIONS AND SUBJECT TO SUITABLE MITIGATION OF LIBRARIES AND CIVIC AMENITY ISSUES;

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the demolition of the public house and construction of 14 new 1 bed flats at the Pick and Shovel, High Street, Coalville. The subject property is a two storey building situated on a prominent corner location of High Street and Belvoir Road. The site is located in a predominantly commercial area within the heart of the Town Centre. The application site is within Limits to Development and in the Core Town Centre Shopping area as defined in the adopted North West Leicestershire Local Plan.

The Pick and Shovel public house has been vacant since 2004 and is currently boarded up. The existing building would be demolished and replaced by a new building that would be part three storey and part three and a half storey and which would front onto High Street and Belvoir Road. The new building would provide for 14 one bedroom two person flats that would be used for affordable housing. The affordable housing would be provided as affordable rent and would be managed by East Midlands Housing Association.

No car parking is to be provided with the flats due to the town centre location although secure cycle parking would be provided in the rear courtyard along with a communal bin store and amenity area.

The application is accompanied by a design and access statement, flood risk assessment, building for life assessment, archaeological assessment and draft construction and demolition method statement. These documents are available for Members to view on the file prior to the Committee Meeting.

Pre-application advice has been carried out prior to the formal submission of this application.

Relevant Planning History:

06/02015/FUL - Change of use to form two no. units for A1 (shops), A2 (financial and professional services), A3 (restaurants/cafes) or A4 (drinking establishments) use with new shop fronts and windows to ground floor and retention of first floor flat - permitted.

05/01688/FUL - Four storey mixed use development comprising Class A2 (financial and professional services) and Class A3 (restaurants and cafes) use at ground and part first floor level and 18 no. self-contained flats above - refused.

02/00151/ADC - Display of various illuminated and non illuminated signage - permitted.

2. Publicity

16 no. neighbours have been notified (Date of last notification 11 November 2014)

Site Notice displayed 5 November 2014

Press Notice published 12 November 2014

3. Consultations

County Highway Authority
Environment Agency
Severn Trent Water Limited
Head of Environmental Protection

County Archaeologist
LCC ecology
NWLDC Conservation Officer
NWLDC Urban Designer
National Forest Company
LCC Development Contributions
NHS Leicester, Leicestershire And Rutland Facilities Management
Manager of Housing North West Leicestershire District Council
Police Architectural Liaison Officer
Head of Street Management North West Leicestershire District

4. Summary of Representations Received

No representations have been received from members of the public.

5. Relevant Planning Policy

National Policies

National Planning Policy Framework

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The policies of the North West Leicestershire Local Plan as set out in more detail in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application. In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change National Policy but provides practical guidance as to how such policies should be applied.

The following sections are considered relevant:

Paragraph 17 sets out the 12 core planning principles. In particular, the third principle provides that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

"23 Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

"32 All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

"34 Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas."

"57 It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."

"58 Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping."

"60 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

"61 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

"64 Permission should be refused for development of poor design that fails to take the

opportunities available for improving the character and quality of an area and the way it functions."

"123 Planning policies and decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development..."

"129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

"131 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness."

"132 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be..."

"133 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

"134 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

"203 Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

"204 Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development."

Adopted North West Leicestershire Local Plan (August 2002)

The site is located within Limits to Development and within an area subject to the following policies:

Policy R1 provides that shopping and related development (such as financial and professional services and food and drink uses) will be permitted within Coalville and Ashby de la Zouch Town Centres, on allocated sites, and in existing or proposed local shopping areas. New retail

development outside these areas will only be permitted where it can be shown that a number of criteria would be satisfied.

Policy R11 provides that, in addition to the uses set out in Policy R4, only uses within Use Classes D1 and D2 will be permitted to ground floor frontages within the outer part of the Coalville town centre shopping area, and that shop window displays will be required where appropriate. (Policy R4 lists uses such as retail, financial and professional services and food and drink-related uses as being appropriate within the core area).

Policy R16 provides that, within the Coalville and Ashby de la Zouch shopping areas and other local and village centres, only the use of upper floors for a number of specified purposes will be permitted, subject to parking and amenity considerations. It also provides that, where the proposals will not cause a problem in the locality, the requirement to provide car parking spaces to serve small schemes for the creation of flats over existing shops in such areas may be waived in cases where private car parking cannot be reasonably provided on site or in the locality where certain criteria can be met.

In addition to the policies listed above, the following policies of the adopted North West Leicestershire Local Plan are also relevant:

Policy S2 states that development within the Limits to Development will be permitted where it complies with the policies in the Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy E7 states that all development should make appropriate provision for hard and soft landscaping.

Policy T3 states that development will be permitted only where its highway design and layout make adequate provision for vehicular access, servicing arrangements and circulation.

Policy T8 sets out the criteria for the provision of parking associated with development.

Policy T13 requires adequate provision for cycle parking.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

Other Policies

6C's Design Guide (Highways, Transportation and Development) - Leicestershire County Council

Paragraphs 3.171-3.176 set out the County Council's guidance in relation to parking standards for residential development. This document also provides further info in relation to motor cycle/cycle parking, the design of on/off-street parking and other highway safety/design matters.

6. Assessment

Principle

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of new buildings and extensions/alterations are considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

The site is located in the Coalville Town Centre Shopping Area. Policy R16 of the Local Plan is concerned specifically with the use of upper floors and states that residential uses are acceptable subject to parking and amenity considerations. The text in relation to the policy also goes on to state that the use of upper floors for residential purposes will help restore vitality to shopping areas outside of normal shopping hours. Having regard to the advice in Policy R16 it is not considered that there would be any conflict with this policy. Issues regarding parking and amenity are considered in more detail elsewhere in this report.

Local Plan Policy R4 is concerned with ground floor uses within the Coalville Town Centre Shopping Area and residential development is not listed as one of the acceptable uses. The policy also goes on to say that ground floor premises within this area should provide and maintain appropriate window displays in order to maintain the vitality of core areas. The proposal would include for residential windows at ground floor and these would not provide for appropriate window displays or active frontages to the street and there would be a clear conflict with Policy R4.

Conversely, it is recognised that the retail policies in the Local Plan are relatively old and consideration should be had to the advice in the NPPF concerning the vitality of town centres in order to set the context of the proposal against the most up to date planning policy. Paragraph 23 of the NPPF states that local planning authorities should *"recognise that residential development can play an important role in ensuring the vitality of centres and set policies to encourage residential development on appropriate sites"*.

Whilst the scheme would not be in accordance with Policy R4 it is considered reasonable to have regard to the existing building on the site that has been vacant for around ten years, currently has its windows and doors boarded up by metal and timber shuttering (which cannot be considered an appropriate window display) and has led to vandalism. In cases such as this, where there is tension between a specific Local Plan policy and the NPPF taken as a whole, the relative 'weight' to be afforded to Policy R4 (in this instance) should be subservient to the wider benefits of the proposal and in particular of much needed affordable homes in a location that benefits from highly accessible shops and services.

The site is located within the heart of the Coalville Conservation Area and the vacant building, as it currently stands, is considered to detract from the character and appearance of the Conservation Area and its surroundings. The new building would replace the existing vacant building, which does not have a positive impact upon visual amenity, and replace it with one that has the potential to have a positive appearance in the context of enhancing the character and appearance of the Conservation Area. The removal and replacement of a vacant building would also accord with the thrust of the policies in the NPPF which seek to secure sustainable economic growth.

The new building would provide for 14 one bed affordable units within Coalville which is considered to be another positive element of the scheme. There are currently 65 people under the age of 55 on the waiting list for one bed flats and the scheme would provide for much needed affordable housing within the centre of Coalville that would have good access to a range

of services and facilities.

It is accepted that the scheme would not be compliant with Policy R4 of the Local Plan but when having regard to all of the above, on balance, the principle of the development is considered to be acceptable. It is necessary to consider other relevant policies in the Local Plan relating to amenity, design and highway safety and any other material planning considerations.

Loss of Public House

The proposal would result in the loss of a building that was last used as a public house which is a local service and therefore, consideration needs to be given to the loss of such facilities in the determination of this application. The NPPF contains policies which guard against the loss of valued services. The application is accompanied by a design and access statement that concludes that there are a number of alternative public houses in close proximity and also provides information on the marketing attempts that have taken place in recent times.

There are a number of other public houses in the town centre including The Red House and Snibstone New Inn which are located immediately adjacent to the existing site. When having regard to the proposal in the context of other public houses available within the locality, it is not considered that the loss of the public house would result in insufficient facilities remaining to cater for the day to day needs of local residents. Taking all of these matters into account, it is considered that as adequate attempts have been made to market the property and other public houses are available in the locality, the loss of the public house would be acceptable in principle.

Design and Impact on Heritage Assets

The need for good design in new development is outlined in paragraphs 57, 60 and 61 of the NPPF, with paragraph 61 outlining that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy E4 seeks to achieve good design in new development. The aspiration in the NPPF is to "always seek to secure high quality design" (paragraph 17) and that "permission should be refused for development of poor design that fails to take the opportunities available from improving the character and quality of an area and the way it functions" (paragraph 64).

The scheme has been the subject to revisions as a result of negotiations during pre-application discussions and during the course of the application. These have centred on the treatment of the elevations, the height of the building as it wraps around the corner of Belvoir Road, the lack of shop frontages at ground floor level and ensuring that the new development respects the history of the previous uses that have operated on the site.

In terms of the scale of the building, its height would be similar to the adjacent building to the High Street frontage, and some attempt has been made to provide the "step" down to the adjacent, significantly smaller buildings on Belvoir Road. Whilst this relationship is not ideal, there are some limitations on the further amendments that could be made due to the proposed building's required floor levels. The difference in heights of the existing and proposed building results in a prominent blank gable being visible from Belvoir Road. Discussions are on-going with the applicant regarding the inclusion of a memorial plaque/signage on this element of the scheme in order to break up this blank elevation and to reference the former uses that have

operated from the site. In terms of its impact on the area in general, a building of some scale is not considered inappropriate given the large open area encompassing Memorial Square, onto which this prominent corner plot faces.

The submitted elevations show three gabled elements to the High Street frontage including hanging bay windows at first floor level. The elevation would consist of areas of brickwork and render. The design of the building that fronts onto High Street would appear well related to the existing building that is located directly adjacent to it which also contains projecting elements and a mix of render and brickwork. The building successfully wraps around the corner with a splayed arrangement and overall the elevations are considered to be attractive and well related to Coalville. No objections are raised in principle to the scheme from the Council's Urban Designer although he suggests a small number of minor improvements could be made to the chimney stack styles, ground floor frontage in order to provide an appearance of retail units, boundary treatments and reflecting the previous use/memory of the site. The applicants have supplied amended plans showing the ground floor frontages having a shop front appearance and the other matters raised by the Urban Designer can be dealt by suitably worded planning conditions.

In terms of heritage issues, the building occupies a prominent location within the Coalville Conservation Area. The existing building has some merit but has been left vacant for a number of years and is currently in a poor state of repair which detracts from the character and appearance of the Conservation Area. The Council's Conservation Officer considers that the building is not of such quality that its retention could be insisted upon and considers that the proposed building should result in landmark building that has a positive impact upon the Conservation Area. To ensure a high quality finish conditions are recommended in respect of materials.

In terms of design and heritage issues, therefore, it is considered that the proposed development would be appropriate in this area and would not detract from the character and appearance of the Conservation Area, and the requirements of Local Plan Policies E4, H7 and the design and heritage advice contained in the NPPF are considered to be met by the scheme.

Highway Safety / Access / Parking

No vehicular access or off-street car parking is proposed in association with the proposed development. Whilst no off-street parking is proposed, this is not considered inappropriate, having regard to the town centre location of the site, the presence of bus stops in close proximity to the site and the inclusion of cycle parking.

At the pre-application advice stage officers had sought to encourage rear vehicular access / servicing of the development (i.e. via the existing Belvoir Centre service yard / car park); however, the application site does not directly abut this service area, and this has not proved possible to secure. Alternative measures (including provision of a lay-by) for securing servicing have also been discussed with the County Highway Authority and a formal response on this issue is expected to be provided on the update sheet. However, the County Highway Authority has no objections subject to the inclusion of various conditions including, amongst other things, cycle parking and a construction traffic / site traffic management plan.

The County Highway Authority has no objections to the proposed development subject to relevant highway conditions. Therefore, it is not considered that the proposal would conflict with highway safety policies T3 and T8 in the Local Plan or the advice in the NPPF or the County Council's 6C's document.

Residential Amenity

In terms of future residents' amenities, the site is located in close proximity to the Memorial Square crossroads which has the potential to result in significant noise to future occupiers. The application submission is not accompanied by a Noise Assessment. However, the Environmental Protection Officer considers that this matter could be dealt with by conditions to ensure that the amenities of future occupiers are not adversely affected by noise at the site.

The ground floor would be occupied by residential properties with ground floor windows facing High Street and Belvoir Road which has the potential to result in direct overlooking of habitable rooms from pedestrians. It would be necessary for suitable obscure glazing to these windows (or to the lower part of these windows) in order to protect the amenities of future occupiers.

In terms of impacts upon existing residents, the site is located in the town centre where the majority of surrounding properties are in commercial use. Whilst there are likely to be some flats at first floor level it is noted that the site falls within the Core Area of the town centre wherein a certain level of commercial activity would be expected. It is also noted that no objections have been in respect of the proposal from any surrounding occupiers.

It is, therefore, deemed that the development, subject to appropriate conditions, would not have any significant detrimental impact upon residential amenities and is considered to be acceptable in relation to Policy E3 of the Local Plan.

Ecology

In terms of ecological issues, the County Ecologist has no objection to the scheme given the urban location and does not consider that any planning conditions are required in order to make the scheme acceptable. Accordingly, the scheme is considered to have an acceptable ecological impact and would not conflict with the advice in the NPPF.

Affordable Housing

The proposal seeks to provide 100% affordable housing on this development. This clearly exceeds the Council's policy requirement to provide 20% affordable housing on sites within the Greater Coalville area providing 15 or more properties.

The size and location of the site is not suited towards family housing as there is insufficient space for gardens or car parking. The Council's housing register indicates that there is a high level of need for one bed two person properties in Coalville Town Centre. The property types proposed are those which would meet the highest priorities in Coalville and the scheme seeks to provide 14 affordable rented properties on this site, all of which would be one bedroomed two person apartments.

The completed properties would be owned and managed by East Midlands Housing Group, who have an established track record in delivering high quality affordable homes, and would be allocated through the Leicestershire Sub Regional Choice Based Lettings Scheme, which prioritises those households with an evidenced district connection. Given the prominence of the site in the centre of Coalville, the applicant has indicated that they would seek to apply a local lettings policy to increase the sustainability of the scheme to ensure that there is a mix of economically active tenants and also a mix of age groups.

The properties would meet the current Homes and Communities Agency space standards and Code for Sustainable Homes Level. It is also noted that the proposed development is close to all the main facilities in the town including shops, health centre, doctors, dentists and potential employment opportunities. Taking all of these issues into account the Strategic Housing Team strongly supports this development.

Developer Contributions

Leicestershire County Council has made requests for developer contributions in respect of library and civic amenity facilities, which the applicants have confirmed are acceptable. Given that the flats are one bedroom, there is no requirement for contributions in respect of education or children's play.

Other

No response has yet been received from Leicestershire County Council Archaeologist but any comments will be reported on the update sheet.

Conclusion

Strictly speaking, the scheme would not be compliant with Policy R4 of the Local Plan as it includes for a residential use at ground floor level within the town centre. However, given that the proposal would secure a new building for this derelict site which has been vacant for a number of years, would provide for much needed affordable housing and help to support the regeneration of Coalville it is considered that, on balance, the scheme would represent sustainable development and would be acceptable in principle.

Subject to suitable conditions, the proposed building is considered to be acceptable in terms of its impact on the visual amenity of the area and the character and appearance of the Conservation Area. The proposal is not considered to affect residential amenity in the area, conflict with highway safety, impact upon heritage assets, drainage, flooding or protected species. There are no other relevant material planning considerations that indicate planning permission should not be granted.

RECOMMENDATION - PERMIT SUBJECT TO CONDITIONS AND SUBJECT TO SUITABLE MITIGATION OF LIBRARIES AND CIVIC AMENITY ISSUES;

- 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).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Drawing No. 40106/007B deposited with the Local Planning Authority on 15 October 2014;

Drawing No. 40106/009 deposited with the Local Planning Authority on 15 October 2014;

Drawing No. 40106/012B deposited with the Local Planning Authority on 15 October

2014;
Drawing No. 40106/013C deposited with the Local Planning Authority on 19 November 2014;
Drawing No. 40106/011A deposited with the Local Planning Authority on 15 October 2014;
Drawing No. 40106/014D deposited with the Local Planning Authority on 19 November 2014.

Reason - To determine the scope of this permission.

- 3 No development (excluding demolition) shall commence on site until precise details of a scheme of noise protection measures within the building has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the occupiers are adequately protected from traffic noise.

- 4 Notwithstanding the submitted plans, nor Condition 2 above, no development (excluding demolition) shall commence on site until detailed plans/details/samples (as appropriate) of the:-

- a. bricks, brick bond, and mortar
- b. render
- c. roofing materials
- d. rain water goods
- e. windows, doors, rooflights and solar panels
- f. chimneys
- g. plaque/sign on the end gable
- h. any other external material

have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the works shall be executed in accordance with that agreement.

Reason - To ensure that the works are executed in an appropriate manner and to ensure a satisfactory standard of design within the Conservation Area.

- 5 No development (excluding demolition) shall commence on site until provision has been made for the satisfactory disposal of foul and surface water from the site in accordance with a scheme which shall first have been submitted to and approved by the Local Planning Authority.

Reason - To ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.

- 6 Notwithstanding the submitted plan, prior to development commencing (excluding demolition) details for secure cycle parking provision within the site, shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be provided prior to any of the development being brought into use and thereafter be so maintained.

Reason - In the interests of the sustainability of the development and to encourage alternative transport choice.

- 7 No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason - To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

- 8 No doors / windows on the High Street / Belvoir Road frontage on the ground floor shall open outwards.

Reason - In the interests of pedestrian safety.

- 9 No part of the development, its supports, or foundations shall be positioned in, on, over, upon, or within any part of the public highway.

Reason - In the interests of general highway safety including pedestrian safety.

- 10 Before development commences on the site (excluding demolition) a landscaping scheme shall first be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in the first planting and seeding season following either the first occupation or the bringing into use of the development hereby approved unless an alternative implementation programme is first agreed in writing with the Local Planning Authority. The scheme shall have particular regard to the treatment of the site boundaries.

Reason - To ensure satisfactory landscaping is provided within a reasonable period.

- 11 Any tree or shrub which may die, be removed or become seriously damaged shall be replaced in the first available planting season thereafter and during a period of 5 years from the first implementation of the approved landscaping scheme or relevant phase of the scheme, unless a variation to the landscaping scheme is agreed in writing with the Local Planning Authority.

Reason - To provide a reasonable period for the replacement of any trees.

- 12 No development shall commence on site (excluding demolition) until such time as details of the obscuring of ground floor windows to High Street and Belvoir Road have been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented prior to the occupation of that unit and shall thereafter remain in perpetuity.

Reason - To ensure that the occupiers are adequately protected from overlooking.

Notes to applicant

- 1 Planning permission has been granted for this proposal. The Local Planning Authority acted pro-actively through positive engagement with the applicant at the pre-application

- stage and during the determination process which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England)) Order 2010 (as amended).
- 2 Written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £97 per request. Please contact the Local Planning Authority on 01530 454666 for further details.