

DATE: 13 January 2026
MY REF: Planning Committee
YOUR REF:
CONTACT: Democratic Services
TEL NO: 0116 272 7638
EMAIL: committees@blaby.gov.uk

To Members of the Planning Committee

Cllr. Lee Breckon JP (Chairman)
Cllr. Susan Findlay (Vice-Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 22 JANUARY 2026** at **4.30 p.m.** for the transaction of the following business and your attendance is requested.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager and Monitoring Officer



AGENDA

REFERENCING UP OF DECISIONS - COUNCIL CONSTITUTION PAGE 3-6-20

Any Committee or Sub-Committee may refer up any report for decision to its parent body. Referencing up shall be on the following basis:-

- a) At the beginning of the relevant meeting, any Committee/Sub-Committee Member may move reference up of any item of business. The Member must identify the grounds of significance justifying so doing. If this is seconded, the proposition shall be open to debate.
- b) There shall be no debate upon the contents of the report itself. Debate shall be limited to consideration as to whether the report item is of such significance as to justify its reference up to the parent body notwithstanding that the parent body has delegated its decision making powers.
- c) If the referencing up motion is carried, the matter shall not be determined at the meeting. If the referencing up motion is not carried, the matter shall be dealt with in accordance with the Committee/Sub-Committee's delegated powers.

AGENDA

1. Apologies for absence
2. Disclosures of Interest

To receive disclosures of interests from Members (ie. The existence and nature of those interests in respect of items on this agenda).

3. Minutes (Pages 3 - 12)

To approve and sign the minutes of the meeting held on 27 November 2025 (enclosed).

4. Applications for Determination (Pages 13 - 22)

MEMBERS SHOULD NOTE THAT ALL LETTERS OF REPRESENTATION AND CONSULTATION RESPONSES WILL BE SUMMARISED IN THE COMMITTEE REPORTS. BACKGROUND PAPERS TO REPORTS WILL BE AVAILABLE TO VIEW ON THE COUNCIL'S WEBSITE.

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 27 NOVEMBER 2025

Present:-

Cllr. Susan Findlay (Vice-Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Substitute:-

Cllr. Nigel Grundy (In place of Cllr. Lee Breckon JP)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Stephen Dukes	- Strategic Growth Manager
Glen Baker-Adams	- Development Services and Enforcement Manager
Erica Buchanan	- Senior Planning Officer
Helen Wallis	- Senior Planning Officer
Lloyd Bird	- Principal Planning and Conservation Officer
Charles Ebdon	- Major Schemes Officer
Gemma Dennis	- Corporate Services Group Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Lee Breckon JP

170. DISCLOSURES OF INTEREST

Cllr. Neil Wright	- 24/0770/FUL - Demolition of buildings, construction of 191 no. dwellings and Village Hall, associated new vehicular and pedestrian/cycle access off Forest Road, open space including play provision, landscaping,
-------------------	--

123

Planning Committee - Thursday, 27 November 2025

		SuDs, enabling earthworks, and associated infrastructure. Springfield Farm, Forest Road, Huncote
Nature of Interest	-	Non Registerable Interest
Extent of Interest	-	Cllr. Neil Wright's wife, Cllr. Maggie Wright is speaking at the Committee today as Ward Member for Huncote.
Cllr. Bob Waterton	-	24/1092/FUL - Full planning application: Demolition existing buildings and structures and erection of 58 affordable dwellings (Use Class C3) and all associated works, with access via Wardens Walk. Land Off Wardens Walk, Leicester Forest East
Nature of Interest	-	Non Registerable Interest
Extent of Interest	-	The application lies outside of the Braunstone Town Council boundaries and Braunstone Town Council have made comments on the application.

171. **MINUTES**

The minutes of the meeting held on 30 October, as circulated, were approved and signed as a correct record.

172. **CHANGE TO ORDER OF AGENDA**

Under Part 4, Section 1, Paragraph 13(c) of the Council's Constitution, the Chairman moved that Applications be heard in the following order of 25/0723/FUL, 24/0770/FUL and 24/1092/FUL.

173. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planner (Consultant)

25/0723/FUL

Retrospective change of use of land to enable standing of residential static caravan. Erection of new entrance gates.

Land to the East of Sycamore Street, Blaby

Public Speaking

124

Planning Committee - Thursday, 27 November 2025

Pursuant to the Council's Constitution Part 4, Section 7, in relation to public rights of participation in planning applications, the Chairman invited the following to give a five minute presentation:

- Cllr Antony Moseley – Ward Member
- Cllr Marian Broomhead - Parish Councillor

DECISION

THAT APPLICATION 25/0723/FUL BE REFUSED FOR THE FOLLOWING REASONS:

1. The development is situated in land designated as Countryside and is within the Blaby Conservation Area. The proposed residential Gypsy and Traveller caravan site will form a discordant feature in the verdant green street scene of Sycamore Street / Welford Road and the parkland setting of Bouskell Park. The removal of part of the boundary hedge to create access into the site the proposal significantly harms the character and appearance of the landscape and fails to conserve or enhance the Blaby Conservation Area, contrary to Policies CS2, CS9, CS18 and CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), SA4, DM2 and DM12 of the Local Plan (Delivery) Development Plan Document (2019) and BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018).
2. The proposed development is situated within the settings of Blaby Hall and the Icehouse of Blaby Hall which are both Grade II Listed Buildings. The proposed residential Gypsy and Traveller caravan site will form a discordant feature in the verdant green street scene of Sycamore Street / Welford Road and the parkland setting of Bouskell Park. Therefore, the proposal fails to conserve or enhance the setting of these designated heritage assets, contrary to Policies CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and SA4 and DM12 of the Local Plan (Delivery) Development Plan Document (2019).
3. The applicant has failed to demonstrate that the proposal would not affect the habitats for wildlife and protected species by way of an ecology survey in accordance with the ODPM Regulations which require protected species surveys to be submitted prior to determination of a planning application contrary to Policies CS9, CS18 and CS19 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), SA4 and DM2 of the Local Plan (Delivery) Development Plan Document (2019) and BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018).

Considered – Report of the Senior Planning Officer

24/0770/FUL

Demolition of buildings, construction of 191 no. dwellings and Village Hall, associated new vehicular and pedestrian/cycle access off Forest Road, open space including play provision, landscaping, SuDs, enabling earthworks, and associated infrastructure.

Springfield Farm, Forest Road, Huncote

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 7, in relation to public rights of participation in planning applications, the Chairman invited the following to give a five minute presentation:

- Cllr. Maggie Wright – Ward Member
- Cllr. Alec Knight – Parish Councillor
- Chris Shaw – Objector
- Sally Smith – Applicant/Agent

DECISION

THAT APPLICATION 24/0770/FUL BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

1. Provision of 25% affordable housing
2. Early years education contribution
3. Primary education contribution
4. Secondary education contribution
5. SEND education contribution
6. Health care facilities contribution
7. Library facilities contribution
8. Civic amenity and waste facilities contribution
9. Recycling and refuse contribution (wheeled bins).
10. On-site open space and future maintenance (including LEAP)
11. Off-site sports facilities contribution
12. Village Hall transfer
13. Bus stop contribution
14. Traffic Regulation Order (TRO) removal contribution
15. Travel packs

126

Planning Committee - Thursday, 27 November 2025

16. Bus passes
17. Residential Travel Plan monitoring fee
18. Appointment of a Travel Plan Co-ordinator
19. On-site Biodiversity Net Gain provision and monitoring
20. S106 monitoring contributions - District and County Councils

**AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN
CONDITION AND IMPOSITION OF CONDITIONS RELATING TO THE
FOLLOWING:**

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. Materials and colour finish of door to be carried out in accordance with materials plan.
4. Construction Environmental Management Plan (CEMP) to be submitted and implemented as approved.
5. Construction Traffic Management Plan to be submitted and implemented as approved.
6. Construction Environmental Management Plan or Biodiversity (CEMP:Biodiversity) to be submitted and implemented as approved.
7. Details of precautionary method of working in relation to Great Crested Newts to be submitted and agreed. Landscaping and Ecological management plan to be submitted and implemented as agreed. 8.
8. Submission of final tree protection plan and arboricultural method statement to be submitted and implemented as approved.
9. No development until a scheme for treatment of PRoW footpath V64 and bridleway V65 has been submitted and approved. Implementation to be carried out as approved.
10. Surface water drainage scheme shall be submitted, agreed and adhered to.
11. Foul water drainage scheme shall be submitted, agreed and adhered to.
12. Details for the management of surface water on site during construction to be submitted for approval.
13. Details for the long-term maintenance of the surface water drainage system to be submitted for approval prior to occupation.
14. Archaeological mitigation strategy to be submitted and agreed and development carried out in accordance with agreed strategy.
15. Asbestos survey: remediation method statement and verification plan (Contamination) to be submitted and agreed prior to commencement of development. Remediation works shall be completed in accordance with the approved method statement.
16. If contamination not previously identified is found then a remediation strategy is required.
17. Air Quality mitigation measures to be implemented in accordance with Air Quality Assessment.

- 18.Noise mitigation measures to be implemented in accordance with Noise Assessment.
- 19.Play area design and equipment to be implemented in accordance with submitted plan.
- 20.Site access arrangements and off-site highway works to be implemented prior to occupation.
- 21.Visibility splays to be provide prior to occupation.
- 22.Offsite highway works at the B4114 Coventry Road / Huncote Road junction to be implemented prior to occupation.
- 23.Off-site highway works at the Forest Road/Desford Road junction to be implemented prior to occupation.
- 24.Amended travel plan to be submitted prior to occupation and implemented as approved.
- 25.Parking and turning facilities for each residential unit to be implemented prior to occupation and maintained in perpetuity.
- 26.Access drives to be surfaced with hard bound material prior to occupation and maintained in perpetuity.
- 27.No gates/barriers/bollards within 5 metres of the highway boundary.
- 28.Village hall not to be used until secure, covered cycle parking has been provided in accordance with details submitted and approved and maintained in perpetuity.
- 29.Village hall parking and turning to be implemented and provision kept available in perpetuity.
- 30.Details of any village hall lighting and CCTV provision to be submitted to and approved prior to its implementation.
- 31.Hours of use for village hall 07:00 to midnight; no amplified music or use of rear patio area after 2300 and no amplified music to be played outside.
- 32.Details of any village hall external plant to be submitted and approved. Details to accord with Noise Assessment.
- 33.Village hall enhanced glazing to be implemented in accordance with Noise Assessment.
- 34.Landscaping to be implemented in accordance with approved details and maintained/replaced.
- 35.Details of site levels / finished floor levels to be submitted, agreed and adhered to prior to any above ground construction.
- 36.Bin Collection Points and Bin Storage Points to be provided and retained as per Refuse Plan.
- 37.Bungalows as indicated on plans to be constructed as M4(2) compliant dwellings.
- 38.Obscurely glazed windows shall be installed where such openings serve proposed bathrooms and WCs.
- 39.No occupation of plots 93, 94 and 95 prior to submission of scheme for window revisions on adjacent barn conversion.
- 40.Removal of permitted development rights for conversion of garages to non-parking purposes.
- 41.Details of all external lighting to be submitted, agreed and adhered to prior

to installation.

Additional conditions:

- 42. Details of surfacing materials for LEAP (play area) to be submitted and implemented as approved.
- 43. Details of any solar panels to be installed on village hall roof to be submitted and implemented as approved.

Notes:

Members also requested a note to applicant being added in relation to:

- The applicant participating in a community liaison group during the construction period.
- The Planning Committee to write to the Local Highway Authority to request that the 20mph speed limit and existing school signage is retained as part of any changes to the Traffic Regulation Order on Denman Lane.

Considered – Report of the Senior Planning Officer

24/1092/FUL

Full planning application: Demolition existing buildings and structures and erection of 58 affordable dwellings (Use Class C3) and all associated works, with access via Wardens Walk.

Land Off Wardens Walk, Leicester Forest East

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 7, in relation to public rights of participation in planning applications, the Chairman invited the following to give a five minute presentation:

- Richard Cooke – Applicant/Agent

DECISION

THAT APPLICATION 24/1092/FUL BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- **Provision of 100% Affordable Housing**
- **On-site open space provision**
- **Biodiversity Net Gain Provision**
- **S106 Monitoring contributions – District and County Councils**
- **A late stage viability review mechanism to establish whether the development becomes viable to pay any contributions relating to the following:**
 - **Secondary education**
 - **Library facilities**
 - **Civic amenity and waste facilities**
 - **Health care facilities**
 - **Off site open space contribution**
 - **Travel packs, bus passes and travel plan monitoring contribution**
 - **Recycling and refuse contribution (wheeled bins)**

AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN CONDITION AND IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. Statutory time limit
2. Accordance with approved plans
3. Details of all external materials to be agreed and adhered to.
4. Details of all boundary treatments to be agreed and adhered to.
5. Details of all hard surfacing to be agreed and adhered to.
6. Finished site and floor levels to be submitted and agreed and adhered to.
7. Soft landscaping details to agreed
8. Approved landscaping scheme to be carried out and maintained
9. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted to and agreed and adhered to.
10. Development to be carried out in accordance with the submitted Tree Survey
11. Details of Arboricultural Clerk of Works to be submitted and agreed and adhered to.
12. Development to be carried out in accordance with the recommendations of the submitted Ecology Appraisal and Preliminary Roost Assessment and Bat Emergence Survey
13. Biodiversity Enhancement Strategy to be submitted and agreed and adhered to.
14. Details of external lighting to public areas to be submitted and agreed and adhered to.

15. Submission of Habitat Management and Monitoring Plans
16. Construction Environmental Management Plan (including a piling method and mitigation statement) to be submitted to and agreed and adhered to during development.
17. Scheme to address the management and/or safe disposal of asbestos to be submitted and agreed and adhered to.
18. Unidentified contamination remediation strategy to be agreed.
19. Noise Insulation measures for dwellings to and agreed and adhered to.
20. Noise mitigation measures for the protection of outdoor amenity spaces to be submitted and agreed and adhered to.
21. Implementation of measures for the protection of outdoor amenity spaces to be verified.
22. Notwithstanding the submitted details, provision of a bin collection point serving plots 14-17 to be submitted and agreed and adhered to.
23. Surface water drainage scheme to be submitted and agreed and implemented.
24. Surface water drainage scheme during construction to be submitted and agreed and implemented.
25. Details for the long-term management and maintenance of the surface water drainage scheme to be submitted and agreed and implemented.
26. Infiltration testing to be carried out.
27. Archaeological work to submitted in accordance with the approved Archaeological reports.
28. Details of interpretation boards and public art to be submitted and agreed and adhered to.
29. A play strategy to be submitted and agreed and adhered to.
30. Bathroom windows to be obscurely glazed
31. Removal of Permitted Development Rights for boundary treatments on selected plots
32. Removal of Permitted Development Rights for gates, barriers, bollards or chains
33. Removal of Permitted Development Rights for additional floors
34. Removal of Permitted Development Rights for additional windows on selected plots.
35. Removal of Permitted Development Rights for extensions on selected plots.
36. Access arrangements to be implemented in full.
37. A scheme of widening of Wardens Walk to South Avenue to be submitted and agreed and implemented.
38. Amended Travel Plan to be to be submitted to and agreed and adhered to.
39. A Waste Management Strategy to be submitted and agreed and adhered to.

Notes:

Any changes to the on-site road layout (to meet adoptable standards) made

following this committee but prior to a decision being issued to be agreed by the Planning and Strategic Growth Group Manager in consultation with the Vice Chair of the Planning Committee.

THE MEETING CONCLUDED AT 7.15 P.M.

Blaby District Council Planning Committee

Date of Meeting 22 January 2026
Title of Report **Applications for Determination**
Report Author Development Services Manager

1. What is this report about?

- 1.1 To determine planning applications as listed in paragraph 3.2 below and detailed in the attached report.

2. Recommendation

- 2.1 That the recommendations listed within paragraph 3.2 below and detailed in the attached report be approved.

3. Matters to consider

- 3.1 To avoid unnecessary delay in the processing of planning applications, the recommendations included in this list must often be prepared in advance of the closing date for the receipt of representations. This list was prepared on **12 January 2026** and information of representations received will be updated at your meeting. This updating will also cover any other information which may come to hand in the intervening period. Closing dates are given where they fall on or after the day of preparation of the list.

3.2	Application No.	Page No.	Address	Recommendation
	25/1071/FUL	15	Dallington House, 228 Leicester Road, Enderby, Leicester, Leicestershire, LE19 2BF	APPROVE

3.3 Appropriate Consultations

Details of organisations / persons consulted in relation to the applications are included in the reports for each individual application. Members will be aware that full copies of correspondence received are available to view on the respective planning file and through the planning portal:

[Search for Applications – Blaby District Council](#)

3.4 Resource Implications

There are no specific financial implications arising from the contents of this report.

4. **Other options considered**

These are included where appropriate as part of the reports relating to each individual application.

5. **Background paper(s)**

Background papers are contained in files held in the Planning Division for each application being considered and are available for public inspection.

6. **Report author's contact details**

Glen Baker-Adams	Development Services and Enforcement Manager
planning@blaby.gov.uk	0116 272 7705

Application reference: 25/1071/FUL

Proposal: Change of use from Assisted Living Homes (Sui Generis) to Temporary Accommodation (Sui Generis)

Site address: Dallington House, 228 Leicester Road, Enderby, Leicester, Leicestershire, LE19 2BF

Case officer: Clementyne Murphy-Nelson, Development Services Team Leader

Recommendation: Approve the application in line with conditions and reasons outlined in the report.

Planning Conditions

1. Statutory three-year commencement period
2. Approved plans and documents
3. Permission conveys approval only for temporary accommodation
4. Use operated only in accordance with the approved management plan
5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in full and retained in perpetuity
6. The development hereby permitted shall not be occupied until such time as the cycle facilities have been implemented in full and retained in perpetuity
7. No external lighting or CCTV without prior permission

1. The site

- 1.1 The 0.12ha application site is located within the settlement boundary of Enderby designated within the 'Policies Map of the Blaby Local Plan Delivery Development Plan Document 2019 (DPD)'. Enderby is designated as a 'Larger Central Village' as per the Blaby District Local Plan (Core Strategy) Development Plan Document (2013). Enderby is recognised as having much of the district's employment opportunities including Grove Park, the Warrens Industrial Estate and Fosse Park / Motorways Retail Areas. Enderby has both primary schools and Brockington College (High school) and a wide range of services and facilities, recognised by having the highest ranking retail centre in the District of Blaby (other than Fosse Park) according to Management Horizons 'UK Shopping Index'.
- 1.2 The application site consists of a large, detached property which was converted from a care home to an assisted living accommodation (use class Sui Generis) in 2021 (as per permitted planning application 20/0091/FUL). Prior to this change of use, the property was used as a 13 bed care home (use class C2). The property is bounded by residential properties to the north, south and west, with the B4114 running along the boundary of the site to the east which is the sites primary access. The application site also benefits from a secondary access from Queens Drive, both for vehicles and pedestrians,

which allows for rear access to the garden of the building. It is understood that this access is rarely utilised.

- 1.3 Further from the application site to the north at approximately 34m, is a Petrol Station and convenience store with Enderby centre located approximately 1.5km to the west of the site. Moreover, the site is located close to sustainable transport options with the Enderby Park and Ride located approximately 0.93km to the north of the site and can be accessed on foot. Additionally, there are also three bus stops located close to the site for local transport options

2. The Proposal

- 2.1 The application is for full planning permission for the change of use from assisted living accommodation (use class Suis Generis) to Temporary Accommodation.
- 2.2 The application has been made by on behalf of Blaby District Council Housing Strategy. The change of use does not result in any external or internal changes to the property. As such, the property will still benefit from 13 separate units, all above 20sqm, and will provide within each unit a bed, table/chairs with a small kitchenette (sink, hob and fridge) along with a shower, toilet and washbasin
- 2.3 These units promote an independent living arrangement but the change of use proposes to still retain the communal space to the rear where there are communal living facilities such as a shared kitchen, dining areas, lounges and laundry facilities. Office space will also be provided for meetings with individual residents and the overall operations of the property.

3. Relevant Site History

Reference	Description	Decision	Date
95/1203/1/PY	Single storey conservatory extension to rear of care home	Approved	06/12/1995
11/0777/1/PX	Single storey, two storey and first floor extensions to rear and side of property	Approved	02/02/2012
20/0091/FUL	Change of use from residential institution (Use Class C2) to form an Assisted living Home (Suis Generis). Physical works to include the erection of a single and two storey rear extension, together with associated parking and landscaping.	Approved	26/03/2020

4. Consultation Responses

Full copies of the representations received are available to view at <https://pa.blaby.gov.uk/online-applications/>.

The consultation responses comments are précised if conditions are proposed these are included within the conditions at the end of the report unless stated otherwise.

The numbers in brackets signifies the amount of times they have responded to the application and what paragraph these comments have been considered.

4.1 Blaby District Council Consultees

4.1.1 Blaby District Council Environmental Services (1)

No objections. Waste collection guidance provided to be referred to the developer.

4.1.2 Blaby District Council Housing Strategy (1)

Support

4.2 Leicestershire County Council Consultees

4.2.1 Local Highway Authority (1) (7.4)

No objection subject to conditions

4.3 Others

4.3.1 Enderby Parish Council

No comments received

4.3.2 Ward Councillor

No comments received

5. Additional Representations

5.1 As part of the consultation process adjacent residents were notified.

5.2 No letters of objection have been received.

6. Planning Policies and Material Considerations

6.1 Development Plan

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be considered in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan in relation to this proposal consists of:

- Blaby District Local Plan (Core Strategy) Development Plan Document adopted 2013
- Blaby District Local Plan (Delivery) Development Plan Document adopted 2019

6.1.1 Blaby District Local Plan (Core Strategy) Development Plan Document (2013)

Policy CS1 – Strategy for locating new development

Policy CS2 – Design of new development

Policy CS5 – Housing distribution

Policy CS8 – Mix of housing

Policy CS10 – Transport infrastructure

Policy CS11 – Infrastructure, services and facilities to support growth

Policy CS19 – Biodiversity and geo-diversity

Policy CS21 – Climate change

Policy CS23 – Waste

Policy CS24 – Presumption in Favour of Sustainable Development

6.1.2 Blaby District Local Plan (Delivery) Development Plan Document (2019)

Policy DM1 – Development within the settlement boundaries

Policy DM8 – Local Parking and Highway Design Standards

6.2 Material Considerations

- The National Planning Policy Framework (NPPF)

Chapter 2: Achieving Sustainable Development

Chapter 4: Decision Making

- The National Planning Policy Guidance
- Leicestershire Highways Design Guide (2024)
- Blaby District Council Active Travel Strategy (2024)
- Blaby District Council Local Cycling and Walking Infrastructure Plan (2024)
- Blaby District Council Housing Mix and Affordable Housing Supplementary Planning Document (2013)
- Blaby District Council Housing Strategy 2021 - 2026

7. Consideration of Application

The main issues to be considered in the assessment of this planning application:

- The principle of the development
- The impact of the development on the character and appearance of the area;
- The impact of the development on the amenity of nearby residents;
- The impact of the development on the surrounding highway network;
- The ecological impact and Biodiversity Net Gain (BNG)

7.1 The Principle of the Development

7.1.1 Policies CS1 and CS5 seek to focus new development in the most sustainable locations in the district, primarily within and adjoining the Principal Urban Area (PUA) of Leicester (Glenfield, Kirby Muxloe, Leicester Forest East, Braunstone Town and Glen Parva). The application site is located within the settlement boundaries of Enderby, which is located outside of the PUA and is classed as a 'Larger Central Village'. Notwithstanding this, Policy CS1 does allow for lower levels of growth within Larger Central Villages where the scale of development reflects the settlement's range of available services and facilities and public transport alternatives. Policy CS5 identifies Enderby as offering some key services and facilities required to accommodate sustainable communities.

7.1.2 Moreover, a similar principle of development has been previously established via the change of use from a care home to an assisted living accommodation (permitted under application 20/0091/FUL), and the proposal does not seek to alter the building internally or externally. Furthermore, the application seeks to retain all parking and access as previously provided.

7.1.3 From an overall strategic standpoint, the ability for the Council to utilise Dallington House for new temporary accommodation aligns with a number of our key strategic aims. Our adopted Housing Strategy 2021-2026 and the Homelessness and Rough Sleeping Strategy 2025 – 2030 state the clear priority to both provide new and suitable housing for those facing homelessness and reduce rough sleeping in our district. Furthermore, the proposal would also provide a type of accommodation for which there is an identified need within the district given over the previous five years the number of homeless households we are supporting has risen by 64%.

7.1.4 Not only will the change of use application help to provide high quality self-contained accommodation, with cooking facilities and better privacy for residents, the use of Dallington House for this purpose would allow us to limit both rough sleeping but also the Councils use of unsuitable B&B accommodation as much as possible. Eradicating the use of B&B accommodation is also a key focus nationally within the Governments new strategy A National Plan to End Homelessness.

7.1.5 Consequently, it is considered that given the identified need and that the application site is within a sustainable location, such change of use complies with local and national policy and aims.

7.2 Impact on the character and appearance of the area

7.2.1 Policies CS2 (Design of new development) and DM1 (Development within the settlement boundaries) seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character and contributing towards creating places of high architectural and urban design quality. The design of new development should also be appropriate to its context and development proposals that are consistent with the policies of the Local Plan are to be supported.

7.2.2 The site benefits from mature landscaping throughout, with mature trees to the front boundary and the building is set back from highway as such, the building is partially obscured from view from the B4114. The change of use does not propose internal and external amendments to the building and therefore, the change to a temporary accommodation is not considered to change the character and appearance of the area. Moreover, given the previous uses of the building, it is not considered the change of use to a temporary accommodation is out of step with the development patterns of the area.

7.2.3 In this regard, the proposal is considered to comply with Policy CS2 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM1 of the Blaby Local Plan Delivery Development Plan Document (Delivery DPD) (2019)..

7.3 Impact of the development on the amenity of nearby residents

7.3.1 Policy DM1 of the Blaby Local Plan (Delivery) Plan Document (DPD) 2019 sets the principle for built development within the Settlement Boundary provided it is consistent with the other policies of the Local Plan and has a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by existing and nearby residents, including but not limited to, considerations of; privacy, light, noise, disturbance and an overbearing effect and considerations including vibration, emissions, hours of working and vehicular activity.

7.3.2 The change of use to a temporary living accommodation is considered to have similar characteristics to that of the previous supported living accommodation. Support packages for the supported living accommodation use provided one-to-one care for all 13 residents on a maximum of 168hrs per week per residents to a minimum of 2 hours of a day (14hrs per week). Furthermore, additional visits were also permitted from a wide range of professionals, such as, nurses, psychiatrists and allied health practitioners. In contrast, the temporary accommodation will operate with a significantly lower support needs and far fewer professional visits, resulting in a much less intensive use of the site.

7.3.3 In addition to this the application has been accompanied by a management plan which outlines the day to day running of the site. Staff will conduct regular on-site visits and management will be contactable during office hours, with an out-of-hours system in place for emergencies. BDC Housing Strategy have outlined that a staff member is expected to visit the property at least twice a week. In addition, the homelessness case officers will be interviewing residents at the property on a weekly basis (sessions of up to one hour) to update their personalised housing plans. BDC Housing Strategy have confirmed that they also intend to hold pre-tenancy workshops on site, which are courses for residents that last a day and are carried out monthly.

7.3.4 In addition to staff, the management plan details that a dedicated contact number/email will be provided to neighbours to report any concerns should any issues arise however, given the nature of the use, it is not envisaged that the use should cause noise and disturbance issues for neighbouring properties.

7.3.5 Furthermore, BDC Environmental Services have been consulted on the application, and they have concluded that they have no objections and that they are satisfied that the proposed use of the premises is unlikely to present an increased risk of significant impact to adjacent premises. They have requested that the management plan be conditioned to ensure compliance at all times

7.4 The impact of the development on the surrounding highway network

7.4.1 Policy DM8 seeks to provide a consistent approach to local car parking standards and highway design, specifically, the latest most-up-to-date Leicestershire Highways Design Guidance.

7.4.2 As discussed above, the change of use is not considered to cause an increase in footfall or traffic to and from the site, as such, previous parking arrangements are to be retained. The Local Highway Authority (LHA) are of the view that the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. The LHA have confirmed that the existing access is suitable to serve the development and that regarding highway safety, the development proposal would not exacerbate the likelihood of any incidents occurring as the number of trips would not materially increase under the development proposal.

7.4.3 In addition, the site is located within 400m of the nearest bus stop and there are bus stops along Leicester Road and Blaby Road with services to Leicester, Fosse Park Narborough, Braunstone, Hinckley and Rugby. Narborough is the nearest railway station which can be accessed via bus or on foot. Moreover, Enderby centre is approximately 1.5km from the site and can be accessed via the number 50 bus service. Enderby offers access to key services, opportunities for sustainable transport links, education, employment and leisure. Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

7.5 The ecological impact and Biodiversity Net Gain (BNG)

7.5.1 Policy CS19 of the Core Strategy seeks to protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas. Biodiversity Net Gain (BNG) is a strategy to develop land and contribute to the recovery of nature. It is a way of ensuring that habitats for wildlife are in a better state after development than before. A 10% provision of BNG became mandatory for planning applications for major development submitted from 12 February 2024 and for small sites from 2 April 2024.

7.5.2 Given the nature of the application, whereby the change of use to the building does not result in any built development or development that that would impact more than 25 square metres (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows, the application is below the Central Government threshold for BNG. As such, the application does not qualify for BNG and therefore, a 10% uplift is not required.

8. **Overall Planning Balance and Conclusion**

8.1 Overall, the proposed development is in conformity with the Development Plan. The three dimensions of sustainable development have been considered (economic, social and environmental) as set out in the NPPF, and taking into account the adopted Development Plan considerations and all other material considerations your Officers are of the opinion that the proposal is acceptable, and accordingly it is recommended that planning permission is granted.