

## Full Application

Pendery Architecture & Heritage Ltd  
23 Orchard Road  
Hook Norton  
Banbury  
OX15 5LX

## Grant Conditionally



Council

Development Management, Southfield Road,  
Loughborough, Leicestershire, LE11 2TN

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### Details of Application

<b>APPLICATION NO:</b>	P/17/2047/2
<b>PROPOSAL:</b>	Proposed extension to church to form meeting rooms, toilet and kitchenette, reconstruction of external store and improvements to driveway and paths.
<b>LOCATION:</b>	All Saints Church, Main Street, Cossington, LE7 4UU
<b>APPLICANT</b>	Parochial Church Council of All Saints Church, Cossington

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the following plans:
  - Location Plan - Drawing number 1504/100
  - West Elevation - Drawing number 1504/222
  - East Elevation - Drawing number 1504/223A
  - South Elevation - Drawing number 1504/220
  - North Elevation - Drawing number 1504/221C
  - Sections - Drawing number 1504/240C
  - Construction Details - Drawing number 1504/303
  - Ground Floor Plan - Drawing number 1504/500B
  - Ground Floor Plan - Drawing number 1504/201C
  - Ground Floor Plan - Drawing number 1504/202C
  - Ground Floor Plan - Drawing number 1504/203A
  - Roof Plan - Drawing number 1504/204A
  - Roof Plan - Drawing number 1504/205A
  - Footpaths and Lighting - Drawing number 1504/200
  - Ramp and Steps - Drawing number 1504/501
  - Drainage Layout - Drawing number 80408- 101
  - External Store - Drawing number 1504/235A
  - Vestry - Drawing number 1504/234

All received by the Local Planning Authority on 30th October 2017.

REASON: For the avoidance of doubt and to define the terms of the permission.

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted.  
REASON: To ensure the satisfactory appearance of the completed development and in the interests of the setting of the listed buildings.
4. No development, including site works, shall begin until each tree shown to be retained on the approved plan has been protected, in a manner which shall have first been submitted to and agreed in writing by the local planning authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.  
REASON: The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
5. No development shall be carried out on the site unless it is fully in accordance with the mitigation strategy, specified in the FPCR Ecological Appraisal dated July 2015.  
REASON: To ensure that important features of ecological interest are protected.
6. No development shall commence before details of bat roosts have been submitted to and approved in writing by the Local Planning Authority. The new buildings shall not be occupied before the roosts have been installed in accordance with the approved details.  
REASON: In the interests of ecology on the site.
7. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the local planning authority.  
REASON: To make sure that the site can be drained in a satisfactory way.
8. No development shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the local planning authority, and no development shall take place except in accordance with the approved details.  
REASON: To ensure that any features of archaeological interest are protected or recorded.

The requirements of these conditions must be complied with.

**Note:-**

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

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

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

1. The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme 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 2015.
2. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policy EV/1 of the Borough of Charnwood Local Plan (2004) and Policies CS 2, CS 12 and CS 14 of the Charnwood Local Plan Core Strategy (2015)
3. Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policy/ies and there are no other issues arising that would indicate that permission should be refused.
4. The application relates to Listed Buildings.  
The Listed Building Consent will be dealt with by the Diocesan Advisory Committee by means of the Ecclesiastical Exemption Order. It is the applicant's responsibility to secure this consent.

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Richard Bennett

Head of Planning and Regeneration **16 February 2018**

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## **NOTES:**      **P/17/2047/2**

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

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

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

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

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

### **Purchase Notices**

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

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

### **Access and provision for disabled persons.**

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

### **Access for fire brigade.**

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

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