DELEGATED REPORT

Recommendation Made: 27 July 2011

Reference:- 11/00459/FUL **Parish:- Groby Parish Council**

Applicant:- Mr James Everson Crane

Location:- Pool House Cottage Newtown Linford Lane Groby Leicester

Proposal:- ERECTION OF TWO PAIRS OF ENTRANCE PILLARS AND GATES.

Introduction:-

This application seeks full planning permission for the erection of two pairs of entrance pillars and two gates at Pool House, Newtown Linford Lane, Groby. One pair is to be erected on the access drive on the boundary of the applicant's land ownership close to Newtown Linford Lane and the other pair within the Pool House complex to enclose the courtyard.

Pool House is located to the north of Groby, adjacent to the southern edge of Groby Pool and set within 2.1 hectares. The complex comprises of Pool House itself (a Grade II listed building, unoccupied since the 1970's and in need of extensive and significant renovation work), together with curtilage buildings comprising of: an annexe known as Maids Cottage; Pool House Cottage (a residential conversion of a range of outbuildings occupied by the applicants); Pool House Barn (an additional range of outbuildings currently used for domestic storage purposes) and Pool House Lodge (the former lodge to the main Pool House). There is an existing security gate situated approximately 35 metres from the highway and a pair of stone pillars and iron gates located approximately 130 metres along the private driveway. There is a belt of mature trees to the south, west and north of the complex that provides effective screening, some of which are protected by a Tree Preservation Order. Beyond this to the south and west are agricultural fields.

Relevant Planning History:-

11/00075/FUL	Erection of detached garages	Withdrawn	24.03.11
10/00214/LBC	Part demolition extensions and alterations of buildings to form three dwellings	Approved	13.05.10
10/00213/FUL	Conversion extensions and alterations of buildings to form three dwellings	Approved	13.05.10
98/00746/LBC	Alterations and Extension to Outbuildings	Approved	11.11.98
93/00744/4L	Alterations and Extensions to Outbuildings	Approved	30.09.93
93/00743/4	Alterations and Extensions to Outbuildings	Approved	30.09.93

Consultations:-

No objections have been received from:-

Director of Environment and Transport (Highways
National Grid
Groby Parish Council (subject to retention of the footpath)

No response has been received at the time of writing this report from Ward Members

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment'
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas

Adopted Core Strategy (2009)

Policy 21: 'National Forest'
Policy 22: Charnwood Forest

Adopted Local Plan (2001)

The site is located outside the settlement boundary of Groby as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development
Policy BE4: Alterations to Listed Buildings
Policy BE5: The Setting of a Listed Building
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

Groby Pool and Pool House Planning Brief (adopted 1988)
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations with regards to this application are the principle of development, its siting, design and appearance and its impact on the listed building and its setting; its impact on the character and appearance of the surrounding landscape within the Charnwood Forest and National Forest and highway safety.

Principle of Development

Whilst the site is located within the countryside where policy NE5 of the adopted Local Plan restricts new development, it does allow for extension of existing buildings of historic value. The provision of new entrance pillars and gates to this substantial and historic building is therefore considered to be acceptable in principle and in accordance with policy NE5 of the adopted Local Plan subject to all other matters being fully addressed.

Design and Siting

Groby Pool and Pool House Planning Brief (adopted 1988) provides supplementary guidance on the site and requires that new development including alterations and extensions should be of the highest standards in terms of design and materials. The proposed pillars are well designed in a scale and form to reflect the existing stone pillars mid-way along the driveway and are to be constructed of local stone with sandstone decorative features. The existing decorative iron gates located mid-way down the driveway will be relocated to the proposed courtyard pillars which define the entrance and therefore improve the character and appearance of the courtyard. In order to control the detail of the proposed stone materials, a condition requesting material samples to be submitted for prior approval is necessary and reasonable in this case to protect this sensitive location. Subject to acceptable materials, the proposed development is considered to meet the requirements of policy BE1 of the adopted Local Plan.

Impact on the Listed Building and its Setting

The significant and most historically important element of Pool House will not be directly affected by the proposed development and the setting will be enhanced by the provision of the proposed pillars and gates. As a result of the siting, scale, design and proposed materials, the development is considered to comply with

policies BE4 and BE5 of the adopted Local Plan. The Borough Council's Conservation Officer does not object to the proposals.

Impact upon the Character and Appearance of the Countryside

The Pool House complex is remote from public areas and there is a belt of mature trees to the south, west and north of the complex that provides effective screening. The building complex screens the courtyard area from the east. The provision of well designed entrance pillars on the driveway will enhance the entrance to the site. As a result of the siting, design and materials used in their construction, the proposed courtyard pillars and gates and entrance pillars will not have any adverse impact on the character or appearance of the surrounding countryside, the National Forest or Charnwood Forest and is therefore considered to comply with policy NE5 of the adopted Local Plan and policies 21 and 22 of the adopted Core Strategy.

Highway Safety

The entrance pillars are located on the highway boundary but approximately 9 metres back from the carriageway of Newtown Linford Lane and there are no gates proposed which will allow vehicles to stand clear of the highway. The public footpaths within the vicinity of the entrance pillars will not be affected by the proposals. The Design and Access Statement advises that the provision of the entrance pillars will define the private entrance to the site and provide improved identification to road users and hence improve highway safety. A one metre wide granite rumble strip between the pillars is to be constructed to define the highway boundary and potentially deter anti-social behaviour. Given the siting, scale and nature of the development and the design of the existing access to Newton Linford Lane that provides good visibility, the development will not have any adverse impact on highway safety. Adequate car parking will be provided within the site. The Director of Environment and Transport (Highways) has no objection to the proposal. The proposals are considered to meet the requirements of policy T5 of the adopted Local Plan.

Other Issues

There is no impact on any residential amenity caused by the proposal because there are no other nearby dwellings.

Conclusion

Whilst the countryside is protected for its own sake by national planning guidance in PPS7 and by policy NE5 of the adopted Local Plan, by virtue of their siting, scale, design and materials used in their construction the proposed pillars and gates are not considered to have an adverse impact on the architectural or historic fabric of the Listed Building, are considered to enhance its setting and will not have an adverse impact on highway safety or the surrounding countryside or its setting within the National Forest or Charnwood Forest. The application is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the historic fabric, character and setting of the Grade II listed building, siting, design and uses of materials, surrounding development, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as: it will not have an adverse impact on the architectural or historic fabric of the Listed Building, will enhance its countryside setting and will not have an adverse impact on highway safety or the surrounding countryside or its setting within the National Forest or Charnwood Forest

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009):- Policies 21 & 22

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE4, BE5, NE5 & T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at scale 1:1250; Block Plan at scale 1:250 Drawing No. EC/PHG/10b; Proposed Stone Entrance Pillars at scale 1:100 Drawing No. EC/PHG/12 and Proposed Gates and Stone Court Yard Pillars at scale 1:100 Drawing No. EC/PHG/11 received by the local planning authority on 8th June 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed stone pillars shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 and BE4 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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