



### Welcome to your newsletter

Welcome to the first edition of Charnwood Borough Council's Planning and Regeneration Service newsletter. The aim is to bring news from the service to our regular customers quarterly and we will supplement this with e-alerts on hot topics when appropriate.

## Delivering excellent customer service

The Planning and Regeneration Service has successfully achieved Customer Service Excellence (CSE) accreditation. The award, following a rigorous inspection in May this year, is welcome recognition of our commitment to put customers at the heart of everything we do.

CSE is a national standard which tests organisations on their customer service including how they involve customers, customer standards and how the service can improve. It also has particular focus on delivery, timeliness, information provided, professionalism and staff attitude.



Members of Planning and Regeneration with colleagues from Regulatory Services, who also achieved CSE



Our Statement of Community Involvement was singled out by the Inspector for particular praise, and he was of the view that this comprehensive strategy for consultation and engagement should be a 'best practice approach' that is adopted by other council services where practicable.

We will hold CSE accreditation for three years, although we will be inspected each year during that period. Achieving the standard is in many ways just our first steps on an ongoing customer service journey, with continuous service improvement the real goal.

### Proposal for 3,200 homes at committee on September 22

The planning application for the Sustainable Urban Extension to the west of Loughborough is due to be considered by the Plans Committee on September 22.

The application is for 3,200 dwellings; employment; a community hub including a mixture of retail and other uses; the restoration of Garendon Park and the opening up of access to the area; two primary schools; strategic open space; access and a new strategic link road; sites for gypsy, travellers and travelling show-people.

The application is the culmination of many years of public involvement first through the plan making stages of the Core Strategy and secondly through consultation by the applicant and during the planning process.

# End in sight for Core Strategy

The Council's Core Strategy has been making progress through the examination process having been submitted to the Secretary of State in December 2013.

A set of main modifications to make the strategy sound and ready for adoption have already been consulted on.

However, in June 2015 a Wind Energy Ministerial Statement was published and the Inspector considered that an Additional Main Modification was required to clarify the approach to wind energy in light of that statement.

The Additional Main Modification, along with a Sustainability Report, was published and consulted upon between July 22 and September 2.

In addition, we published a consultation on the Charnwood Local Plan (Core Strategy) Updated Sustainability Appraisal Report in August. The purpose was to consolidate the sustainability appraisal documents produced during the examination of the Core Strategy. The report also updates background information, monitoring indicators and revisits the appraisal findings in the light of any new information.

This report has been published for consultation which runs until September 14. Formal representations should be received by Charnwood Borough Council by no later than 5pm on that date.

Once the consultations have closed the Inspector will publish his report to the Council. The Core Strategy will then be taken to Full Council for members to consider adopting. This is anticipated to be in November or December.

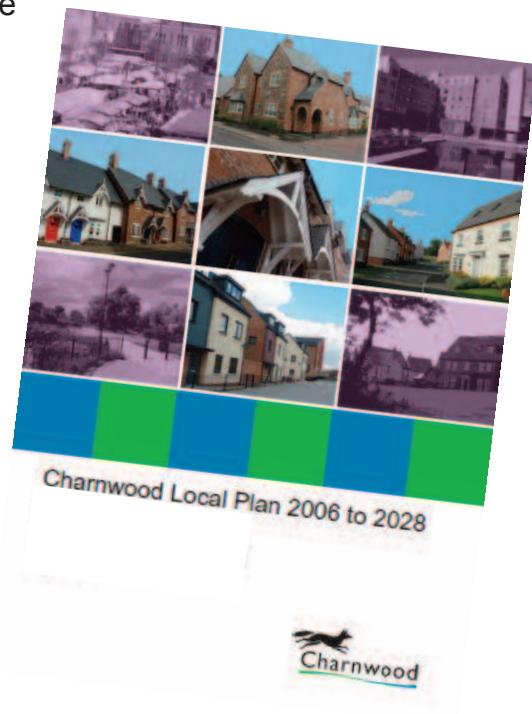
## Core Strategy given extra weight by Inspectorate

The increased weight being given to the emerging Core Strategy has been acknowledged in recent appeal decisions from the Planning Inspectorate.

In June for instance there was an appeal dismissed for residential development in Cropston which supported the Core Strategy approach to concentrate development in larger built up areas rather than smaller settlements.

Cropston is classified within the "Small Village and Hamlets" category and in this case the proposal was for one house. Settlements in this category are at the bottom of the settlement hierarchy and are viewed as unsustainable locations for development in Policy CS1.

For further information on this appeal decision you can access the Planning Team's Planning Explorer website under application reference P/14/0763/2.



### Did you know?

Comprehensive advice on how to submit a planning application is given on our website

[www.gov.uk/submit\\_a\\_planning\\_application](http://www.gov.uk/submit_a_planning_application)

You can obtain pre-application advice for householder development from the Planning and Regeneration service for FREE

## Sustainable travel solutions

The **Choose How You Move** website can help residents look at the different ways to complete journeys such as by car, bus, train or bike.

People looking to share journeys can find like-minded others who want to share car trips, saving money and emissions. People can register for regular journeys, including daily commuting, as well as any one-off trips, and then search to see if anyone else is going their way.

The Council is committed to supporting sustainable transport and has created a web page with links to the above site and others with handy information on sustainable ways to get around. Visit: [www.charnwood.gov.uk/travel](http://www.charnwood.gov.uk/travel).

# Planning in your neighbourhood

Charnwood Borough Council received an application from Rearsby Parish Council to have their neighbourhood area designated. Following a six-week consultation response the decision has now been taken to formally designate the Rearsby Neighbourhood Area.



The designation of the neighbourhood area is the first stage in the Neighbourhood Planning Process. It is an excellent opportunity to gather support and raise awareness that a plan will be prepared.

A Neighbourhood Plan is a new way of helping local communities to influence the planning of the area in which they live and work.

It can be used to:

- Develop a shared vision for your neighbourhood.
- Choose where new homes, shops, offices and other development should be built.
- Identify and protect local green spaces.
- Influence what new buildings should look like.

Quorn Parish Council are in early discussions with the borough council and we anticipate the submission of an application to designate a neighbourhood area in the near future.

Neighbourhood areas already agreed include, Barrow upon Soar, Thurncaston and Cropston, and The Wolds.

For further updates, visit [localplan.charnwood.gov.uk](http://localplan.charnwood.gov.uk) or contact Jamie Foot Principal Planning Officer 01509 634 762

## As easy as 1, 2, 3, - planning by numbers

A flavour of the work dealt with by the Development Management team in 2014-2015:

- 2,460 application decisions (compared with 2,741 from 2013-14) - including general planning application proposals and trees, discharge of condition, and listed building consent
- 91.3% applications granted planning permission
- 65 major planning applications determined, 13 of those were for more than 200 houses
- 662 planning enforcement complaints were investigated, of which:
  - 269 were found to not be a breach of planning control
  - 202 were remedied through negotiation
  - 109 planning applications were submitted

# Who is Building Control?

The Building Regulations are in place to ensure new buildings, conversions, renovations and extensions of domestic or commercial buildings are sustainable, safe and healthy places for people to live, work and visit.

The Building Control service is part of the Local Authority Building Control organisation and is here to ensure that the requirements of the Building Regulations are met. In providing this service we offer a professional, efficient and responsive service for all our customers, whether you are building small domestic extensions or large multi-million pound developments. Our aim is to provide the customer with a service that makes negotiating the building regulation process as easily as possible, a service that is cost effective and efficient.



The service is 'not-for-profit' and we offer competitive fees. We are always there, even when things get difficult or the unexpected happens. We are a totally independent service provider, with an excellent local knowledge of the area. We always operate in an impartial manner to provide the best advice to all parties to deliver the best outcome.

Building control is the householder's responsibility. It is the householder (the property owner) whose legally responsible for obtaining Building Control approval. Very often architects and builders will handle this for the householder.

**How to make a Building Regulation application.** Remember that Building Control is different to 'planning' and requires a separate application. We are uniquely placed to help and guide you through the application process.



All our fees for providing the service are based on individual job requirements and are set to provide a minimum number of inspections to ensure the work is inspected at the correct points in its construction to allow us to ensure it's been carried out satisfactorily and in compliance with Building Regulations.

For more information on building regulations, visit [www.charnwood.gov.uk/pages/buildingcontrol1](http://www.charnwood.gov.uk/pages/buildingcontrol1) or call 01509 634924 or 634757. Alternatively, email [building.control@charnwood.gov.uk](mailto:building.control@charnwood.gov.uk)

## #Planning hits social media

Thursday July 2 marked an advancement for the Plans Committee as officers used Twitter for the first time to inform the public about decisions on the night of the meeting.



That meant anyone following the Council's corporate account - which has more than 3,600 followers - would have been able to find out the decision of a planning application soon after being decided. We aim to tweet the outcomes of each item at Plans Committee meetings from now on.

If you'd like to know the results as they happen, follow the Council's Twitter account @CharnwoodBC when Plans Committee meetings take place. We're using the hashtag #planning so you can also look out for that.

# You may need permission to pave

If you're planning on paving over your front garden, then just check as you may need planning permission.

In 2007 serious flooding across Britain caused loss of life, disruption of peoples' lives and damage estimated at about £3bn. In many cases flooding happened because drains could not cope with the amount of rain water flowing to them and this may occur more often in the future.



The drains built many years ago were not designed to cope with increased rainfall. More water is entering the drains from new developments and paving front gardens adds to the problem.

## What you can do without planning permission

A new or replacement driveway or hard surface of any size which uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally or to a soak away.

## What requires planning permission?

Since 2008 traditional hard-surface impermeable driveways to the front of a property which covers more than five square meters and does not provide for the water to run to a permeable area requires planning permission.

If you require further information on how to apply for planning permission visit  
[www.charnwood.gov.uk/submit\\_a\\_planning\\_application](http://www.charnwood.gov.uk/submit_a_planning_application)

## The Loughborough Generator

**A contribution of £15,000 has been approved by Cabinet from the Growth Support Fund to a local Community Interest Company to assist in the recruitment of a project manager to deliver a hub for creative enterprise in Loughborough.**

**The project aims to convert the former Loughborough University School of Art and Design premises on Frederick Street to deliver affordable and accessible workspace through the provision of individual studios, shared working areas, meeting rooms, hot desking and additional membership benefits including networking opportunities and business development events.**

**Branded "The Generator," the project is expected to attract and retain local graduates to enable them to commercialise their business ideas and develop successful businesses capable of providing home-grown employment opportunities as well as training and development for vulnerable young people. A broad range of businesses are anticipated from the creative sector including fine art, 3D design, textiles design, media production and the use of digital technologies.**

**If capital funding can be secured for the project it is anticipated that about 160 people may be employed within The Generator.**