

Thurcaston and Cropston Parish Council

From: <development.control@charnwood.gov.uk>
Date: 14 June 2021 13:40
To: "Thurcaston & Cropston Parish Council" <tncparish@btconnect.com>
Subject: planning application P/21/1016/2

Thurcaston & Cropston Parish Council
 The Parish Office
 Memorial Hall
 Anstey Lane
 Thurcaston
 Leicester
 LE7 7JB
 tncparish@btconnect.com

Please Contact: Aspbury Planning
 Direct Line: 0115 852 8052
 Email: development.control@charnwood.gov.uk

14 June 2021

Dear Sir/Madam

APPLICATION NO: P/21/1016/2
 PROPOSAL: Erection of two storey front extension and porch to front.
 LOCATION: 85 A Station Road, Cropston, LE7 7HG

Charnwood Borough Council has received a planning application for the above proposal which can be viewed on our website. Please click on this [link](#) and follow the guidance to view the information submitted.

You can monitor the progress of this application and submit comments using [Planning Explorer](#), alternatively respond by email to development.control@charnwood.gov.uk or by writing quoting application no. P/21/1016/2

Ward Councillors

The application will be determined in accordance with the Council's Constitution. You may exercise your right to call in the application within 21 days of the date of this letter (or when the local consultation period as shown on neighbour letters/site notices/newspaper advertisements ends, if later) stating valid planning reasons why the proposal should be considered by committee. Councillors who have called in items are required to appear at committee to present their concerns.

Parish Councils and Consultees

Comments must be received by 05 July 2021 to be certain that they are taken into account. The file together with all comments received is displayed on our website. Only comments which raise [material planning issues](#) can be taken into account when the planning application is decided.

If you require further assistance in using Planning Explorer please refer to our User Guide http://www.charnwood.gov.uk/pages/planning_explorer_faq

Parish Councils

If the application is to be decided by the Planning Committee, someone representing your Parish Council has a right to speak at the Committee to support your view on the application. Please note that if you wish to have the opportunity to speak, you must make this clear at the top of your reply.

Yours faithfully



Richard Bennett
Head of Planning and Regeneration

Parish Councils please refer to notes below/over

Information for elected representatives

There are time limits for deciding planning applications. It is important that you make any comments within the 21 days given. If you cannot, please contact us to find out whether the deadline can be extended. It is helpful if this is followed up by email.

By law, any information received by the Council has to be made publicly available. This means that anyone, including the applicant, will be able to see and take a copy of any comments you make.

Planning applications must be determined in accordance with the development plan unless other material considerations indicate otherwise (Section 38 of the Planning and Compulsory Purchase Act 2004).

Only [material planning issues](#) can be taken into account when deciding a planning application.

Planning Issues:	Non Planning Issues:
<ul style="list-style-type: none"> • Design 	<ul style="list-style-type: none"> • Who the applicant is
<ul style="list-style-type: none"> • Effect on the appearance of the street 	<ul style="list-style-type: none"> • The applicant's background
<ul style="list-style-type: none"> • Permanent disturbance issues if granted 	<ul style="list-style-type: none"> • Increase in competition for existing shopkeepers/traders.
<ul style="list-style-type: none"> • Loss of privacy 	<ul style="list-style-type: none"> • Damage to property
<ul style="list-style-type: none"> • Permanent noise issues if granted 	<ul style="list-style-type: none"> • Trespass issues
<ul style="list-style-type: none"> • Loss of daylight/sunlight 	<ul style="list-style-type: none"> • Effects on private rights of way
<ul style="list-style-type: none"> • Permanent odour issues if granted 	<ul style="list-style-type: none"> • Views
<ul style="list-style-type: none"> • Overbearing impact from development 	<ul style="list-style-type: none"> • Potential changes to the value of a property
<ul style="list-style-type: none"> • Traffic Issues 	<ul style="list-style-type: none"> • Boundary disputes- (these are private matters)
<ul style="list-style-type: none"> • Building in the open countryside 	<ul style="list-style-type: none"> • Disturbance during construction period (e.g. noise/dust)

Planning policies give guidance about what should happen in the area. Some of these cover Leicestershire while others concern the whole or part of Charnwood. There is also government advice about how planning applications should be decided. Links to these can be found at <http://www.charnwood.gov.uk/pages/planning>

The planning service aims to resolve any problems with a planning application where possible. This often involves discussion between applicants and planning officers. In many cases, changes to the proposal can overcome objections. Where a proposal is changed in any significant way, we will write to you again to explain the changes. Another chance to comment will be given, although the period allowed for reply may be reduced.

Sometimes the impact of development can be mitigated by seeking improvement or financial contributions towards infrastructure (for example recreation facilities, community facilities, healthcare infrastructure improvements, etc.) using section 106 legal agreements. More information about section 106 agreements can be found here:

https://www.charnwood.gov.uk/pages/community_infrastructure_and_funding

Data Protection For information about how and why we may process your personal data, your data protection rights or how to contact our Data Protection Officer, please view our Privacy Notice.