



**TO COUNCILLOR:**

N Alam (Sub)  
S S Athwal  
L A Bentley (Chair)  
G A Boulter  
F S Broadley

J K Ford  
C S Gore  
G G Hunt  
P Joshi  
R V Joshi

J Kaufman (Vice-Chair)  
C D Kozlowski  
C J R Martin  
R E R Morris  
I K Ridley

I summon you to attend the following meeting for the transaction of the business in the agenda below.

**Meeting:** Development Control Committee  
**Date & Time:** Tuesday, 25 February 2025, 7.00 pm  
**Venue:** Civic Suite 2, Brocks Hill Council Offices, Washbrook Lane, Oadby, Leicester, LE2 5JJ  
**Contact:** Democratic Services  
**t:** (0116) 257 2775  
**e:** democratic.services@oadby-wigston.gov.uk

Yours faithfully

Council Offices  
Oadby  
**17 February 2025**

**Anne E Court**  
Chief Executive



**Meeting ID: 2746**

**ITEM NO.**

**AGENDA**

**PAGE NO'S**

**Meeting Live Broadcast | Information and Link**

**This meeting will be broadcast live.**

**Press & Public Access:**

A direct link to the live broadcast of the meeting's proceedings on the Council's Civico platform is below.

<https://civico.net/oadby-wigston/19988-Development-Control-Committee>

**1. Apologies for Absence**

To receive apologies for absence from Members to determine the quorum of the meeting in accordance with Rule 7 of Part 4 of the Constitution.

## 2. Appointment of Substitutes

To appoint substitute Members in accordance with Rule 26 of Part 4 of the Constitution and the Substitution Procedure Rules.

## 3. Declarations of Interest

Members are reminded that any declaration of interest should be made having regard to the Members' Code of Conduct. In particular, Members must make clear the nature of the interest and whether it is 'pecuniary' or 'non-pecuniary'.

## 4. Minutes of the Previous Meeting

3 - 5

To read, confirm and approve the minutes of the previous meeting in accordance with Rule 19 of Part 4 of the Constitution.

## 5. Corner of Wakes Road, Burgess Street and North Street, Wakes Road, Wigston, Leicestershire, LE18 1PD (Application No. 25/00017/FUL)

6 - 15

Report of the Senior Development Control Officer

## 6. Installation of 3D Steel Lettering at Corner Of Wakes Road, Burgess Street and North Street, Wakes Road, Wigston (Application No. 25/00018/ADV)

16 - 21

Report of the Senior Development Control Officer

**Access all available public meeting information, documents and live broadcasts on:**



Our **website** at [oadby-wigston.gov.uk/meetings](http://oadby-wigston.gov.uk/meetings)



Our **Civico** platform at [civico.net/oadby-wigston](http://civico.net/oadby-wigston)



Your **smart device** using the **Modern.Gov** app

# Agenda Item 4

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT CIVIC SUITE 2, BROCKS HILL COUNCIL OFFICES, WASHBROOK LANE, OADBY, LEICESTER, LE2 5JJ ON THURSDAY, 30 JANUARY 2025 COMMENCING AT 7.00 PM**

## **PRESENT**

L A Bentley                      Chair  
J Kaufman                      Vice-Chair



Meeting ID: 2736

## **COUNCILLORS**

N Alam  
S S Athwal  
G A Boulter  
F S Broadley  
P Joshi  
R V Joshi  
C D Kozlowski  
C J R Martin  
I K Ridley

## **OFFICERS IN ATTENDANCE**

S J Ball                      Legal & Democratic Services Manager / Deputy Monitoring Officer  
J Carr                      Planning Policy & Development Manager  
M Heagin                      Senior Development Control Officer  
A Thorpe                      Head of Built Environment  
E Whitehouse                      Graduate Development Control Officer

## **OTHERS IN ATTENDANCE**

M H Charlesworth                      Public Speaker (Ward Councillor)  
S Lewis-Roberts                      Public Speaker (Applicant/Agent)  
W Marsden                      Public Speaker (Objector)

## **26. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillors J K Ford, C S Gore G G Hunt and R E R Morris.

## **27. APPOINTMENT OF SUBSTITUTES**

Councillor N Alam substituted for Councillor J K Ford.

## **28. DECLARATIONS OF INTEREST**

None.

## **29. MINUTES OF THE PREVIOUS MEETING**

By affirmation of the meeting, it was

**UNANIMOUSLY RESOLVED THAT:**

**The minutes of the previous meeting held on 28 November 2024 be taken as read, confirmed and approved.**

**30. LAND EAST OF SOUTH LEICESTER RUGBY CLUB, WELFORD ROAD, WIGSTON, LEICESTERSHIRE (REF. NO. 22/00266/OUT)**

Mr Lewis-Roberts spoke upon the application on behalf of the applicant.

Mr Wayne Marsden spoke upon the application as an objector.

Cllr Micheal Charlesworth upon the application as the Ward Councillor.

The Committee gave consideration to the report and appendix (as set out at pages 6 - 48 of the agenda reports pack), which sought outline planning application for a residential development of up to 87 dwellings, with public open space, drainage, and landscape infrastructure with all matters other than access reserved.

The Case Officer provided a verbal update to the Committee in relation to the following amendments to the recommended conditions:

**Condition 19:** No part of the development shall be occupied until a lighting scheme for the public areas of the development has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of lighting to roads and footpaths and shall keep lux levels as low as practicably possible in proximity to hedgerows and other sensitive habitats. The lighting scheme shall be implemented in accordance with the approved details.

**Condition 24:** The residential dwellings hereby approved shall not be occupied until details of the ball strike mitigation measures, management and maintenance programme and responsibilities have been submitted to and approved in writing by the Local planning authority. The ball strike mitigation measures shall be installed in full accordance with the approved details and prior to occupation of the first dwelling on site and shall thereafter be managed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

It was moved by the Chair, seconded by the Vice-Chair and

**RESOLVED THAT:**

**The application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions (as amended) and informatives.**

<b>For</b>	7
<b>Against</b>	3
<b>Abstentions</b>	1

**31. 1 ORSON DRIVE, WIGSTON, LEICESTERSHIRE, LE18 2EL (REF. NO. 24/00426/FUL)**

The Committee gave consideration to the report and appendix (as set out at pages 49 - 62 of the agenda reports pack), which sought planning permission the replacement of an existing outbuilding with a single storey side extension.

It was moved by the Chair, seconded by the Councillor G A Boulter and

**UNANIMOUSLY RESOLVED THAT:**

**The application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.**

**THE MEETING CLOSED AT 8.05 pm**

# Agenda Item 5



<b>Development Control Committee</b>	<b>Thursday, 27 February 2025</b>	<b>Matter for Information and Decision</b>
--	---------------------------------------	--

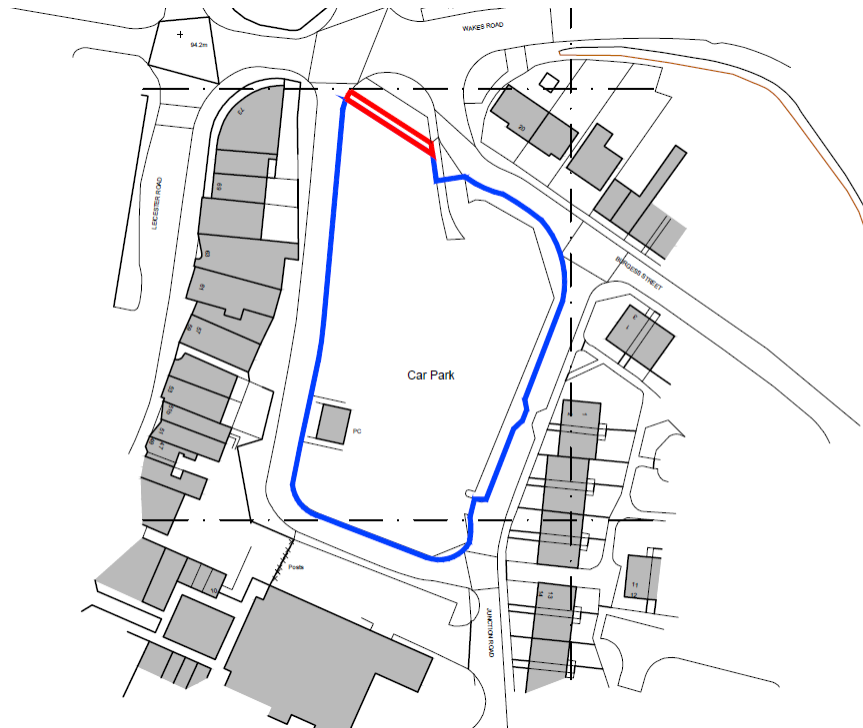
**Report Title:** **Installation of 3D Steel Lettering at Corner Of Wakes Road, Burgess Street And North Street, Wakes Road, Wigston- (Application No. 25/00017/FUL)**

**Case Officer:** **Thomas White (Senior Development Control Officer)**

<b>Site Address:</b>	Corner Of Wakes Road, Burgess Street And North Street, Wakes Road, Wigston, Leicestershire, LE18 1PD
<b>Application Description:</b>	Installation of 3D steel lettering.
<b>Purpose of Report:</b>	To consider and determine the planning application accordingly.
<b>Recommendation(s):</b>	<b>That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.</b>
<b>Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):</b>	<p>Teresa Neal (Strategic Director) (0116) 288 8961 <a href="mailto:teresa.neal@oadby-wigston.gov.uk">teresa.neal@oadby-wigston.gov.uk</a></p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 0116 257 2645 <a href="mailto:adrian.thorpe@oadby-wigston.gov.uk">adrian.thorpe@oadby-wigston.gov.uk</a></p> <p>Jamie Carr (Planning Policy &amp; Development Manager) (0116) 257 2652 <a href="mailto:jamie.carr@oadby-wigston.gov.uk">jamie.carr@oadby-wigston.gov.uk</a></p> <p>Thomas White (Senior Development Control Officer) (0116) 257 2750 <a href="mailto:thomas.white@oadby-wigston.gov.uk">thomas.white@oadby-wigston.gov.uk</a></p>
<b>Consultees:</b>	LCC Highways- The Applicant has provided revised plans that appear to demonstrate the signage is now within the Applicants own land. As such, there would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make in these site-specific circumstances.
<b>Background Papers:</b>	Search application reference no. 25/00017/FUL via <a href="#">Public Access</a> to access all available documents (e.g. assessments, plans, forms etc.)
<b>Appendices:</b>	<b>1.</b> Case Officer's Presentation (Ref. No 25/00017/FUL)

(Continues overleaf)

## 1. Site and Location



- 1.1 The site is a small area of hard standing located off Wakes Road/ Burgess Street within Wigston town centre.
- 1.2 The application has been brought to planning committee due to the applicant being Oadby & Wigston Borough Council.

## 2. Description of Proposal

- 2.1 The application seeks planning permission for the installation of lettering spelling out the word "Wigston" to an area of hard standing adjacent to Wakes Road and Burgess Street.
- 2.2 The lettering in total would measure approximately 9.4 metres in width by approximately 1.2 - 1.5 metres in height. The proposal would be powder coated in dark green for the front and rear elevations and then lighter green for the top of the letterings. The proposal would be constructed from carbon steel.

## 3. Relevant Planning History

- 3.1 25/00018/ADV- Installation of non illuminated 3D steel lettering - Pending consideration

## 4. Neighbour and Resident Responses

- 4.1 A site notice was posted adjacent to the site on the 28th of January 2025 for a period of 21 days to which there had been no responses received as of writing this report. However, as the consultation period expires on the 18th of February 2025, any responses received will be outlined during the committee.

## 5. Planning Policy Relevant to the Proposal

### 5.1 National

National Planning Policy Framework

## OWBC Local Plan

Policy 1 – Presumption in Favour of Sustainable Development

Policy 6 – High Quality Design and Materials

Policy 34- Car Parking

Policy 44 – Landscape and Character

## SPD/Other

Landscape Character Assessment (2018)

Leicestershire Highways Design Guide (2018)

## **6. Planning Considerations**

### 6.1 Impact of the Proposal on the Street Scene and Local Surroundings

- 6.2 Paragraphs 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.
- 6.3 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 6.4 Due to the orientation of the lettering, the proposal would front onto Wakes Road thus would be predominantly viewed from Wakes Road. The proposal would be sited directly north of a council owned car park, adjacent to the main thoroughfare of Wigston town centre. Following this, the character of the area is a mixed form of commercial shops, eateries, takeaways and units with some residential flats directly above. There are also residential properties along Burgess Street with a large car park.
- 6.5 Whilst the proposal would be introducing freestanding lettering adjacent to a car park facing onto Wakes Road which is a main thoroughfare and connects to Leicester Road which goes through Wigston Town Centre. As such, due to the mixed nature of the street scene, along with the proposed site exhibiting a large concrete pavement adjacent to a large car park it is considered that the lettering would break up this visual feature, can provide a feature of interest on the street scene enhancing the visual amenity of the area. The use of dark green colour for the proposed front and rear elevation is also considered to positively contribute to the visual amenity of the area.
- 6.6 Whilst this enhancement is considered to be de minimus in nature, it's still considered to be an enhancement nonetheless and as such is considered to be in accordance with policies 6 and 44 of the Local Plan, along with the overarching aims of the NPPF.
- 6.7 Impact of the Proposal on Neighbouring Properties



- 6.8 Policy 6 of the OWBC Local plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.
- 6.9 The nearest neighbouring properties are nos 18-22 Burgess Street to the northeast of the proposal, along with nos 67a, 69a, 71a & 73 Leicester Road to the west of the proposal.
- 6.10 Due to the de minimus nature of the proposal, along with the appropriate siting and separation distance of approximately 15 metres, it is considered that the proposal would not harm the nearest neighbouring residential properties.
- 6.11 As such, it is considered that the proposal would not cause harm to the nearby adjoining neighbouring properties and is considered to be in accordance with Policy 6 of the OWBC Local Plan and the OWBC Residential Development SPD 2019.
- 6.12 Impact of the Proposal on the Local Highway
- 6.13 Policy 34 of the OWBC Local Plan states that proposals will have to accord with the standards set out in the Leicestershire Highways Design Guide.
- 6.14 Leicestershire County highways department have stipulated that the proposal would not impact the highway network and are content that the proposal is not located within their land.
- 6.15 As such, it is considered the proposal would not negatively impact the highway network and would be in accordance with Policy 34 of the OWBC Local Plan.

## **7. Conclusion**

- 7.1 In conclusion, due to the appropriate design, de minimis nature and non illumination of the proposal it is considered that the application would be in accordance with policies 6, 34 and 44 of the Oadby and Wigston Borough Council Local Plan.

## **8. Recommendation, Proposed Conditions and Informatives**

- 8.1 It is recommended that the application is **PERMITTED** subject to the suitable conditions set out below.

### Recommended Conditions

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

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below:

Proposed Signage, Dwg. No. 4827-110 Rev A  
Received by the Local Planning Authority on the 13 January 2025

Site Location Plan, Dwg. No. 4827-100 Rev A  
Proposed Block Plan, Dwg. No. 4827-111 Rev A

Received by the Local Planning Authority on the 23 January 2025

**Reason:** For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

3. The external materials used in the development shall match those as shown on the approved plan "Proposed Signage, Dwg. No. 4827-110 Rev A" received by the Local Planning Authority on the 13 January 2025 unless otherwise first agreed in writing with the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan.

#### Proposed Informatives

- (i) You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section.
- (ii) If the proposal involves the carrying out of building work along or close to the boundary, you are advised that under the Party Wall Etc. Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.
- (iii) For the avoidance of doubt this permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
- (iv) Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate

([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. 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.

- (v) The Application as submitted was considered to be acceptable and therefore discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

# Application Ref. Nos. 25/00017/FUL & 25/00018/ADV

Installation of Non Illuminated 3D Steel Lettering  
- Corner of Wakes Road, Burgess Street and North Street,  
Wakes Road, Wigston, Leicestershire, LE18 1PD

# Site Location Plan

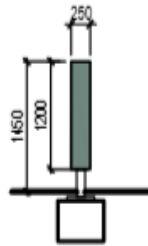


# Site Block Plan

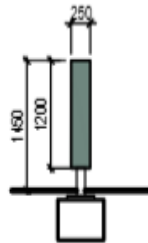




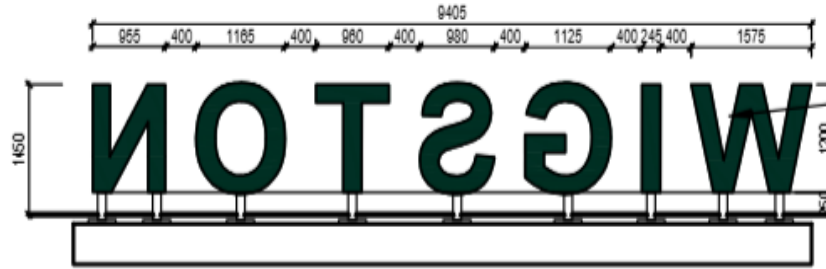
# Elevations



Side Elevation -  
North Street



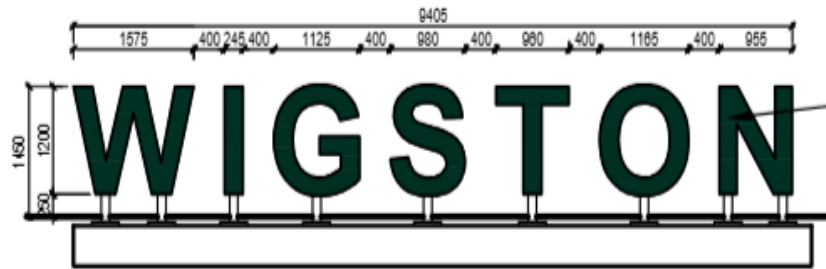
Side Elevation -  
Burgess Street



Rear Elevation - Junction Road Car Park

Rear of letters to be powder coated - colour Hex #013025 (dark green).

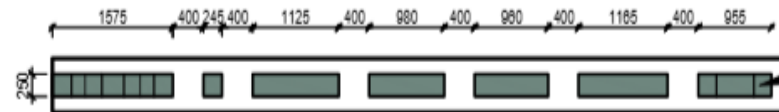
Supporting foundation to be level with the surrounding ground level - tarmac around to be reinstated on completion of the installation.



Front Elevation - Wakes Road

Front of letters to be powder coated - colour Hex #013025 (dark green).

Supporting foundation to be level with the surrounding ground level - tarmac around to be reinstated on completion of the installation.



Overall plan of Signage

Sides of letters to be powder coated - colour Hex #6e867e (lighter green).

# Agenda Item 6



<b>Development Control Committee</b>	<b>Thursday, 27 February 2025</b>	<b>Matter for Information and Decision</b>
--	---------------------------------------	--

**Report Title:** **Installation of 3D steel lettering at Corner Of Wakes Road, Burgess Street And North Street, Wakes Road, Wigston- (Application No. 25/00018/ADV)**

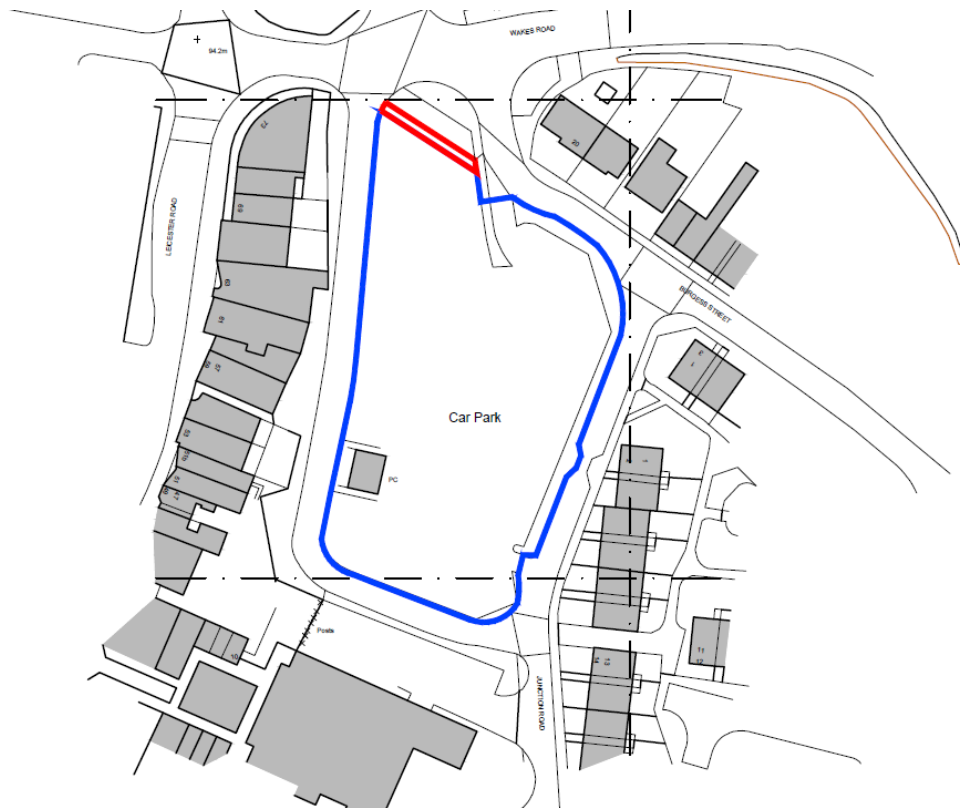
**Case Officer(s):** **Thomas White (Senior Development Control Officer)**

<b>Site Address:</b>	Corner Of Wakes Road, Burgess Street And North Street, Wakes Road, Wigston, Leicestershire, LE18 1PD
<b>Application Description:</b>	Installation of non illuminated 3D steel lettering.
<b>Purpose of Report:</b>	To consider and determine the planning application accordingly.
<b>Recommendation(s):</b>	<b>That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.</b>
<b>Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):</b>	<p>Teresa Neal (Strategic Director) (0116) 288 8961 <a href="mailto:teresa.neal@oadby-wigston.gov.uk">teresa.neal@oadby-wigston.gov.uk</a></p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 0116 257 2645 <a href="mailto:adrian.thorpe@oadby-wigston.gov.uk">adrian.thorpe@oadby-wigston.gov.uk</a></p> <p>Jamie Carr (Planning Policy &amp; Development Manager) (0116) 257 2652 <a href="mailto:jamie.carr@oadby-wigston.gov.uk">jamie.carr@oadby-wigston.gov.uk</a></p> <p>Thomas White (Senior Development Control Officer) (0116) 257 2750 <a href="mailto:thomas.white@oadby-wigston.gov.uk">thomas.white@oadby-wigston.gov.uk</a></p>
<b>Consultees:</b>	LCC Highways- The Applicant has provided revised plans that appear to demonstrate the signage is now within the Applicants own land. As such, there would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make in these site-specific circumstances.
<b>Background Papers:</b>	Search application reference no. 25/00018/ADV via <a href="#">Public Access</a> to access all available documents (e.g. assessments, plans, forms etc.)
<b>Appendices:</b>	<b>1.</b> Case Officer's Presentation (Ref. No. 25/00018/ADV)

(Continues overleaf)



## 1. Site and Location



- 1.1 The site is a small area of hard standing located off Wakes Road / Burgess Street within Wigston town centre.
- 1.2 Application has been brought to planning committee due to the applicant being Oadby & Wigston Borough Council.

## 2. Description of Proposal

- 2.1 The application seeks advertisement consent for the installation of lettering spelling out the word "Wigston" to an area of hard standing adjacent to Wakes Road and Burgess Street.
- 2.2 The letterings in total would measure approximately 9.4 metres in width by approximately 1.2 - 1.5 metres in height. The proposal would be powder coated in dark green for the front and rear elevations and then lighter green for the top of the letterings. The proposal would be constructed from carbon steel.

## 3. Relevant Planning History

- 3.1 25/00017/FUL- Installation of 3D steel lettering- Pending consideration

## 4. Neighbour and Resident Responses

- 4.1 A site notice was posted adjacent to the site on the 28th of January 2025 for a period of 21 days to which there had been no responses received as of writing up this report. However, as the consultation period expires on the 18th of February 2025, any responses received will be outlined during the committee.

### 4.2 National

National Planning Policy Framework

## OWBC Local Plan

Policy 6 – High Quality Design and Materials

Policy 44 – Landscape and Character

## SPG/SPD/Other

Landscape Character Assessment (2018)

Leicestershire Highways Design Guide (2018)

## **5. Planning Considerations**

### 5.1 Impact of the Proposal on the Street Scene and Local Surroundings

- 5.2 Paragraphs 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.
- 5.3 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 5.4 Due to the orientation of the lettering, the proposal would front onto Wakes Road thus would be predominantly viewed from Wakes Road. The proposal would be sited directly north of a council owned car park, adjacent to the main thoroughfare of Wigston town centre. Following this, the character of the area is a mixed form of commercial shops, eateries, takeaways and units with some residential flats directly above. There are also residential properties along Burgess Street with a large car park.
- 5.5 Whilst the proposal would be introducing freestanding lettering adjacent to a car park facing onto Wakes Road which is a main thoroughfare and connects to Leicester Road which goes through Wigston Town Centre. As such, due to the mixed nature of the street scene, along with the proposed site exhibiting a large concrete pavement adjacent to a large car park it is considered that the lettering would break up this visual feature, can provide a feature of interest on the street theme enhancing the visual amenity of the area. The use of dark green colour for the proposed front and rear elevation is also considered to positively contribute to the visual amenity of the area.
- 5.6 Whilst this enhancement is considered to be de minimus in nature, it's still considered to be an enhancement nonetheless and as such is considered to be in accordance with policies 6 and 44 of the Local Plan, along with the overarching aims of the NPPF.
- ### 5.7 Impact of the Proposal on Neighbouring Properties
- 5.8 Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.

- 5.9 The nearest neighbouring properties are nos 18-22 Burgess Street to the northeast of the proposal, along with nos 67a, 69a, 71a & 73 Leicester Road to the west of the proposal.
- 5.10 Due to the de minimus nature of the proposal, along with the appropriate siting and separation distance of approximately 15 metres, it is considered that the proposal would not harm the nearest neighbouring residential properties.
- 5.11 In addition to this above, the proposal would be non-illuminated in nature and as such, wouldn't harm the neighbouring amenities in regards to brightness.
- 5.12 As such, it is considered that the proposal would not cause harm to the nearby adjoining neighbouring and is considered to be in accordance with Policy 6 of the OWBC Local Plan and the OWBC Residential Development SPD 2019.
- 5.13 Impact of the Proposal on the Local Highway
- 5.14 Policy 34 of the OWBC Local Plan states that proposals will have to accord with the standards set out in the Leicestershire Highways Design Guide.
- 5.15 Leicestershire County highways department have stipulated that the proposal would not impact the highway network and are content that the proposal is not located within their land.
- 5.16 In addition to this, the proposal is non illuminated in nature and as such, would not blind drivers using the highway respectively.
- 5.17 As such, it is considered the proposal would not impact the highway network and would be in accordance with Policy 34 of the OWBC Local Plan.

## **6. Conclusion**

- 6.1 In conclusion, due to the appropriate design, de minimis nature and non illumination of the proposal it is considered that the application would be in accordance with policies 6, 34 and 44 of the Oadby and Wigston Borough Council Local Plan.

## **7. Recommendation, Proposed Conditions and Informatives**

- 7.1 It is recommended that the application is **PERMITTED** subject to the suitable conditions set out below.

### Recommended Conditions

1. The grant of express consent shall expire at the end of a period of five years from the date of this notification.

**Reason:** To comply with the requirements of Regulation 16(2) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. The advertisement hereby permitted shall not be illuminated

**Reason:** In the interests of visual and neighbouring amenity, to safeguard the character and appearance of the area and so that drivers of vehicles on the highway are not dazzled or distracted in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6, 34 & 44 of the Oadby and Wigston Local Plan.

8. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below:

Proposed Signage, Dwg. No. 4827-110 Rev A  
Received by the Local Planning Authority on the 13 January 2025

Site Location Plan, Dwg. No. 4827-100 Rev A  
Proposed Block Plan, Dwg. No. 4827-111 Rev A  
Received by the Local Planning Authority on the 23 January 2025

**Reason:** For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

9. The external materials used in the advertisement shall match those as shown on the approved plan "Proposed Signage, Dwg. No. 4827-110 Rev A" received by the Local Planning Authority on the 13 January 2025 unless otherwise first agreed in writing with the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan.

Note(s) to Applicant :

1 Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.