

From: Cllr. David Snartt <

Sent: Monday, June 24, 2024 10:26 AM

To: development.control@charnwood.gov.uk

Cc: Lewis Marshall < >

Subject: RE: P/24/0258/2 - Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Good afternoon,

I would like to 'call in' this application for the following reason.

I refer to the decision notice for appeal APP/X2410/W/22/3308383 in response to refusal of planning application P/22/0771/2.

I note the following detail from the Inspectors decision notice where the appeal was dismissed.

The domestic activity through the comings and goings along the track combined with the lighting, both result in harm to the character and appearance of the CA, by eroding the existing "hidden" relationship between the woods and these large houses. The proposal would not therefore preserve the character and appearance of the CA. I find in relation to paragraph 196 of the National Planning Policy Framework, that whilst harm to the significance of the CA would be less than substantial, there are no public benefits that would outweigh that harm.

I therefore conclude that the development results in significant harm to the character and appearance of the area, including the CA and as such is contrary to policies CS2, CS11 and CS14 of the Charnwood Local Plan Core Strategy (CS) 2011-2028, adopted November 2015, saved policies ST2, CT1, CT2 of the LP, and Policy H3 of the NP as well as the statutory duty of S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990. This seeks, amongst other things to protect landscape character, heritage assets and their setting.

Therefore, although I understand the lighting element has been removed, which is welcomed, I believe this proposal does not overcome the significant harm to the character and appearance of the Conservation Area.

I note the Inspector stated that **both** the track and lighting would result in harm to the character and appearance of the CA.

Kind regards,

David.