



Meeting: **Development Control and Regulatory Board**

Date/Time: **Thursday, 11 September 2025 at 2.00 pm**

Location: **Sparkenhoe Committee Room, County Hall, Glenfield**

Contact: **Mr E. Walters (Tel: 0116 3052583)**

Email: **euan.walters@leics.gov.uk**

Membership

Mr. J. McDonald CC (Chairman)

Mr. R. Bailey CC	Mr. B. Lovegrove CC
Mr. S. L. Bray CC	Mr. J. Miah CC
Mrs. L. Danks CC	Mr. B. Piper CC
Mr. D. A. Gamble CC	Mr. K. Robinson CC
Mr. D. J. Grimley CC	Mr. B. Walker CC
Mrs. K. Knight CC	

**Please note: this meeting will be filmed for live or subsequent broadcast via You Tube
https://www.youtube.com/playlist?list=PLrIN4_PKzPXjar7IOtLtNZvlwZ4xT_8yU
– Notices will be on display at the meeting explaining the arrangements.**

AGENDA

Item

1. Minutes of the meeting held on 7 August 2025. (Pages 3 - 6)
2. Question Time.
3. Questions asked by Members under Standing Order 7(3) and 7(5).
4. To advise of any other items which the Chairman has decided to take as urgent elsewhere on the agenda.
5. Declarations of interest in respect of items on the agenda.
6. Presentation of petitions under Standing Order 36.



Reports of the Chief Executive on Planning Applications - County Matter Applications.

7. 2025/VOCM/0027/LCC (2025/0195/04): Moore Recycling Ltd - (Pages 7 - 24)
Proposed use of land for composting activities including storage of hardcore and compost related wastes together with the provision of landscaping bunds - Glebe Farm, Glebe Lane, Sibson.

Reports of the Director of Environment and Transport on Tree Preservation Orders.

8. Varying of Leicestershire County Council Tree Preservation Orders (Pages 25 - 48)
within the District of North West Leicestershire.
9. Any other items which the Chairman has decided to take as urgent.
10. Dates of future meetings.

Future meetings of the Board are scheduled for the following dates all at 2.00pm:

Thursday 9 October 2025;
Thursday 13 November 2025;
Thursday 11 December 2025;
Thursday 15 January 2026;
Thursday 12 February 2026;
Thursday 19 March 2026;
Thursday 23 April 2026;
Thursday 28 May 2026;
Thursday 18 June 2026;
Thursday 23 July 2026;
Monday 14 September 2026;
Thursday 8 October 2026;
Thursday 12 November 2026
Thursday 17 December 2026.



Minutes of a meeting of the Development Control and Regulatory Board held at County Hall, Glenfield on Thursday, 7 August 2025.

PRESENT

Mr. J. McDonald CC (in the Chair)

Mr. R. Bailey CC
Mr. K. Crook CC
Mrs. L. Danks CC
Mr. D. J. Grimley CC

Mrs. K. Knight CC
Mr. B. Lovegrove CC
Mr. J. Miah CC
Mr. B. Walker CC

21. Minutes of the previous meeting.

The minutes of the meeting held on 3 July 2025 were taken as read, confirmed and signed.

22. Question Time.

The Chief Executive reported that no questions had been received under Standing Order 35.

23. Questions asked by Members.

The Chief Executive reported that no questions had been received under Standing Order 7(3) and 7(5).

24. Urgent items.

There were no urgent items for consideration.

25. Declarations of interest.

The Chairman invited members who wished to do so to declare any interest in respect of items on the agenda for the meeting.

It was noted that all members who were members of a Parish, Town or District Council, or Liaison Committee would have personal interests in applications which related to areas covered by those authorities.

No formal declarations of interest were made. However, it was noted with regards to agenda item 9: Bardon Quarry that Mr. K. Crook CC in a previous role as a Parish Councillor had received funding from the Bardon Quarry Community Fund.

26. Presentation of petitions.

The Chief Executive reported that no petitions had been received under Standing Order 36.

27. 2024/VOCM/0144/LCC (2024/2349/02): Saint-Gobain Construction Products UK - Variation of Condition 7 to allow the back-hauling of low grade gypsum - British Gypsum, Barrow Works, Paudy Lane, Barrow-Upon-Soar.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 7', is filed with these minutes. The Board was also in receipt of written representations from the local member Mrs. N. Bottomley CC which raised concerns about HGVs speeding on Paudy Lane and whether the proposal did constitute "back-hauling" as submitted by the applicant.

In accordance with the procedures for making representations to the Board, local residents Karen Dalzell-Payne, Elizabeth Hollingshead and Elaine Goodwin spoke in objection to the application and Jennifer Saunders (Saint-Gobain) spoke as the applicant.

It was noted that the applicant had previously offered to pay for solar powered speed signs to be erected on Paudy Lane however the Parish Council did not wish to take ownership of the speed signs therefore the signs had not been erected. Members suggested that the Local Highway Authority (Leicestershire County Council) could take ownership of the speed signs rather than the Parish Council and asked for the Board's view on this to be reported to the Highway Authority.

RESOLVED:

That the application be permitted subject to the conditions nos. 1-17 as set out in the appendix to the report.

28. 2023/CM/0053/LCC (2024/00041/03): Great Bowden Green Energy Ltd - Proposed Anaerobic Digestion Plant, Associated Infrastructure, Lagoons and Feedstock Clamps - Marigold Farm, Welham Road, Great Bowden.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 8', is filed with these minutes. The Board was also in receipt of an addendum report which responded to late representations received from the Leicestershire and Rutland Wildlife Trust, Harborough, Oadby and Wigston Green Party, Mr D. Page CC and Mr P. King CC.

In accordance with the procedures for making representations to the Board, the following persons spoke in objection to the application - Chris Attenborough (Great Bowden Residents Management Company), Cllr. Paul Claxton (Great Bowden Parish Council), Cllr. Phil Knowles (Harborough District Council), Cat Hartley (Director of Communities & Wellbeing - Harborough DC) and Neil O'Brien MP. The objectors raised concerns about highways and traffic, odour, noise, ecology and the local environment, and the use of maize, straw, and poultry manure.

The local member Dr. S. Hill CC spoke and raised concerns about odour emanating from the site, HGV movements, the impact on the water quality of the River Welland and the lack of need for the proposal. Dr Hill CC submitted that paragraph 168 of the National Planning Policy Framework was outweighed by these other planning considerations and therefore the application should be refused.

Lewis Smith (Robert Doughty Consultancy) spoke on behalf of the applicant. In response to a question of clarification from the Board about whether tractors would be used to transport feedstock to the site, Lewis Smith confirmed that the vast majority of all the

traffic entering and exiting the site would be HGVs as set out in the Transport Statement, alongside some Fastrac (NB these are higher speed tractors). Members raised concerns that there was still a possibility that some of the feedstock would be transported by tractors and trailers, rather than HGVs, and this could be problematic when the tractors turned off Welham Lane onto the A6. The Local Highway Authority (Leicestershire County Council) confirmed that the Transport Statement did not take account of the possibility of tractors and trailers being used. Some members were therefore of the view that they did not have sufficient information to make a decision on the application.

Members noted that Hursley Park Country Park was located approximately 200m south-west of the site and concerns had been raised around possible harm to habitats within the park. It was also noted that Harborough District Council proposed to create a green corridor connecting Hursley Park Country Park, the James Adler Nature Reserve and three newly secured rewilding plots. Members raised concerns about the possible environmental impacts of the proposal on these sites and stated that further information and analysis was required regarding this issue.

RESOLVED:

That consideration of the application be deferred to a future meeting of the Board to enable further information to be obtained regarding the environmental impacts of the proposal on the green corridor comprising of Hursley Park Country Park, the James Adler Nature Reserve and the rewilding plots, and the potential highways impacts of tractors entering and exiting the site.

29. 2025/00719/07 (2025/VOCM/0061/LCC): Holcim UK Limited - Variation of condition 57 of Planning Permission 2023/0032/07 to amend the operating hours of the wash plant from 0600-2200 to 24/7 operation - Bardon Quarry, Bardon Road, Coalville.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 9, is filed with these minutes.

In accordance with the procedures for making representations to the Board, Mr. P. Harrison CC spoke as the local member and Kirsten Cunningham (Holcim UK) spoke as the applicant.

Mr. Harrison CC objected to the application due to concerns about the impact of noise, dust and pollution from the site on local residents.

RESOLVED:

That the application be permitted subject to the conditions nos. 1-64 as set out in the appendix to the report.

30. Delegated Decisions Schedule: April 2025 - June 2025.

The Board considered a report of the Chief Executive which set out the delegated decisions issued in the period 1 April 2025 – 30 June 2025. A copy of the report, marked 'Agenda Item 10', is filed with these minutes.

RESOLVED:

That the contents of the report be noted.

31. Delegated Tree Preservation Order decisions - January 2025 - June 2025.

The Board considered a report of the Director of Environment and Transport which set out the delegated Tree Preservation Order decisions made between 1 January 2025 and 30 June 2025. A copy of the report, marked 'Agenda Item 11', is filed with these minutes.

RESOLVED:

That the contents of the report be noted.

32. Chairman's announcements.

The Chairman advised that the next meeting of the Board would take place on Thursday 11 September 2025 at 2.00pm.

2.00 - 5.00 pm
07 August 2025

CHAIRMAN

**DEVELOPMENT CONTROL AND REGULATORY BOARD****11 September 2025****REPORT OF THE CHIEF EXECUTIVE****COUNTY MATTER****PART A – SUMMARY REPORT****APP.NO. & DATE:** 2025/0195/04 (2025/VOCM/0027/LCC)**DATE OF VALIDATION:** 4 March 2025

PROPOSAL: S73 planning application to vary condition 5 (increase in the deliveries of green waste); conditions 7 and 9 (to enable some final compost product to be taken/sold from site), condition 10 (to seek an increase in the volume of compost material processed on site) and condition 11 (hours of operation) of planning permission 2017/0467/04 for the proposed use of land for composting activities including storage of hardcore and compost related wastes together with the provision of landscaping bunds.

LOCATION: Glebe Farm, Glebe Lane, Sibson, CV13 6LD

APPLICANT: Moore Recycling Ltd

MAIN ISSUES: Intensification of activity; odour, noise, dust; highway safety

RECOMMENDATION: Approve application, subject to conditions

Circulation Under Local Issues Alert Procedure

Mr. J. Melen CC

Officer to Contact

Rob Tollyfield (0116 305 2733)

Email: planningcontrol@leics.gov.uk

PART B – MAIN REPORT

The Site and Surroundings

1. Glebe Farm is located to the eastern edge of Sibson and accessed directly from the A444. The site has been operating as a composting facility since 2001, accepting locally sourced green waste, wood waste and hardcore.

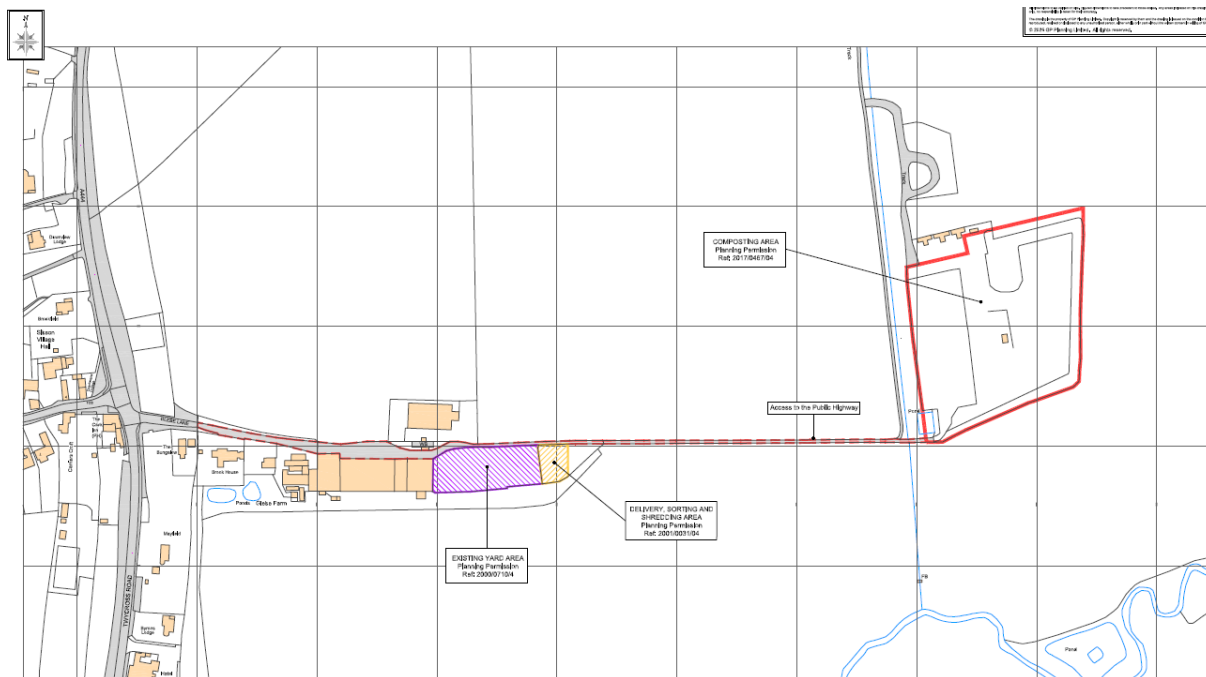


Figure 1. Location Plan

2. The complex comprises several agricultural buildings, a weighbridge with associated office and an area for the deposition of green waste and an area for the storage of wood waste.
3. Once green waste has been deposited, it is then transferred to the windrow composting area to the east of the site, approximately 420 metres (m) east from the cluster of farm buildings. This is accessed via the private track that serves the farm and comprises an area of open windrows of green waste to be composted, as well as a mobile screening / processing plant which sorts the waste brought to the site.
4. The windrow composting area is bound to the north, east and south by screening bunds, with a row of large, mature trees to the west.
5. The village of Sibson is located approximately 675m to the west of the windrow site.

Background & Planning History

6. The site has been operating as a composting facility since 2001 and has been subject to several applications associated with the processing of green waste.

2001/0031/04 – Change of use of yard and agricultural land for composting biodegradable waste to use as soil improver/fertilizer.

2006/1187/04 – Certificate of lawful use for the storage of 2000m³ of clean hardcore material for agricultural use at Glebe Farm, Sibson.

2007/0276/04 – Storage to a height not exceeding 3m of up to 2000m³ of hardcore material for subsequent use for agricultural purposes within the agricultural holding.

2017/0467/04 – Proposed use of land for composting activities including storage of hardcore and compost related wastes together with the provision of landscaping bunds. This was a consolidation application of the 2001 and 2007 permissions and is the active permission for the site.

Description of Proposal

7. The application seeks to vary five conditions of planning permission ref. 2017/0467/04 to allow for an increase in deliveries of green waste, permit sales of compost from the site, increase volumes of waste throughput and to increase hours of operation.
8. As permitted, condition 5 reads:

Deliveries of compostable materials to the site shall be limited to a maximum number of 30 per week and subject to a maximum of 8 in any one day. Deliveries of hardcore material shall be limited to a maximum number of 30 per week. Records of daily lorry movements relating to these operations shall be maintained at all times and shall be made available for inspection by the Waste Planning Authority within 7 days of a written request.

Reason: In the interests of highway safety

The applicant seeks to remove this condition to allow for increased deliveries of material to the site, stating that it is not reasonable to impose a specific limit on vehicle movements given seasonal fluctuations in throughput and thus, deliveries to site.

As such, the applicant requests that condition 5 is removed so that they can manage these seasonal fluctuations more effectively.

9. As permitted, conditions 7 and 9 read:

(Condition 7)

Following the compost process the final product shall be used as a soil conditioner/fertiliser only within the land in the ownership of the applicant at Glebe Farm as shown within the solid blue line on the ownership plan dated 03/01/01' and submitted with application 2001/0031/04.

Reason: To safeguard the amenities of nearby residents and the rural environment and to ensure that the operations remain appropriate to its rural location.

(Condition 9)

No sales of compost or hardcore material shall take place from the site.

Reason: To safeguard the amenities of nearby residents and the rural environment and to ensure that the operations remain appropriate to its rural location.

10. It is proposed that conditions 7 and 9 are merged into a single condition that reads:

A maximum of 5000 tonnes per annum of composted material may be sold to commercial operators and there shall be no public sales of compost material at any time. Records of sales shall be made available to the Waste Planning Authority within five working days of such a request being made. All records shall be kept on site for at least 12 months.

11. As permitted, condition 10 reads:

The volume of compost materials being processed on site shall not exceed 1000 cubic metres. The hardcore stockpile shall not exceed 2000 cubic metres or 3 metres in height.

Reason: To ensure the stockpiles do not impact on the amenities of the local area and nearby residents.

12. To allow for an increase in material throughput on site, it is proposed to vary condition 10 to read:

The volume of compost materials being processed on site shall not exceed 4000 cubic metres and the volume of wood waste (natural/untreated) on site shall not exceed 1500 cubic metres. The hardcore stockpile shall not exceed 500 cubic metres or 3 metres in height.

13. As permitted, condition 11 reads:

No deliveries of compostable materials, hardcore materials, or shredding of such materials shall take place except between the hours of:

*0800 and 1800 Monday to Friday; and
0800 and 1630 on Saturday.*

No deliveries or shredding shall be taken place on any Sunday, Public or Bank Holiday.

Reason: To safeguard the amenities of nearby residents and the rural environment.

14. It is proposed that condition 11 is varied as follows:

No deliveries of compostable materials, hardcore materials, or shredding of such materials shall take place except between the hours of: 07.00 to 18.00 Monday to Friday; and 08.00 and 16.30 on Saturday.

Other than deliveries of green waste arising under the Environmental Protection Act 1990 Section 51(1)(b) which may take place on Sundays or

Bank or Public Holidays between the hours of 08:00 to 17:00, there shall be no shredding or treatment of green waste on Sundays, Public or Bank Holidays.

Planning Policy

The Development Plan

15. *Leicestershire Minerals and Waste Local Plan (LMWLP) (adopted September 2019):*

- Policy W1: Waste Management Capacity
- Policy W4 Non-strategic Waste Facilities
- Policy W5 Locating Waste Sites
- Policy W6 Biological Treatment of Waste Including Anaerobic Digestion and Open-Air Windrow Composting
- Policy DM1 Sustainable Development
- Policy DM2 Local Environment and Community Protection
- Policy DM5 Landscape Impact
- Policy DM7 Sites of Biodiversity/Geodiversity Interest
- Policy DM9 Transport by Road
- Policy DM11 Cumulative Impact

16. *Hinckley & Bosworth Site Allocations and Development Management DPD (adopted July 2016)*

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM6 Enhancement of Biodiversity and Geological Interest
- Policy DM7 Preventing Pollution and Flooding
- Policy DM17 Highways and Transportation
- Policy DM19 Existing Employment Sites

17. *Sheepy Parish Neighbourhood Plan (SPNP) (Made May 2022)*

- Policy S8 Design
- Policy S17 Rural Economy

National Policy

National Planning Policy Framework (2024) (NPPF)

18.Paragraph 8 of the NPPF identifies the three overarching objectives to achieve sustainable development – economic, social and environmental. These objectives are interdependent and need to be pursued in a mutually supportive way so that opportunities can be taken to secure net gains across each of the different objectives.

19.Paragraph 47 – planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

20.Paragraph 201 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of

processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

The National Planning Policy for Waste (NPPW) (2014)

21. The NPPW sets out detailed waste planning policies and advises that when determining waste planning applications, waste planning authorities should (inter alia): only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan; consider the likely impact on the local environment and on amenity; and concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

National Guidance

Waste Management Plan for England (WMPE) (2021)

22. The WMPE sets out how material resources will be preserved by minimising waste, promoting resource efficiency, and moving towards a circular economy in England. It aims to bring current waste management policies together under one national plan.

Consultations

23. **Hinckley & Bosworth Borough Council (Planning)** – No objections.
24. **Hinckley & Bosworth Borough Council (Environmental Protection)** – No objection; comments received requesting that shredding of waste should not take place before 08.00.
25. **Lead Local Flood Authority** (Leicestershire County Council) – No comments.
26. **Highways Authority** (Leicestershire County Council) – No objections.
27. **Environment Agency** – No comments.
28. **Leicestershire County Council (Landscape)** – No comments.
29. **Leicestershire County Council (Public Health)** – No comments.
30. **Sheepy Parish Council** – Objections raised in regard to the development fundamentally altering the operative part of the extant planning permission; the proposal does not comply with policy S8 of the SPNP; increase in noise, dust and odour from operations; and impacts on highway safety.

31. **Mr Joshua Melen CC** – Has been notified of the application.

Publicity and Representations

32. The application has been publicised by means of neighbour notification letters, a site notice and press notice, in accordance with the Council's adopted Statement of Community Involvement.

33. Thirteen representations have been received, which all object to the proposal. The issues raised include:

- Fourfold increase in compost processing and doubling of total waste volume represents transformation from rural enterprise to large-scale industrial operation.
- Concerns that the proposal is not a sustainable form of farm diversification.
- Increase in dust and noise from the processing and shredding operations on site.
- Increased pollution risk from odour and bioaerosols.
- Increase in number of flies from higher waste throughput
- Potential risk of pollution to nearby watercourse (Shenton Brook).
- Detrimental impact on adjacent conservation area and listed building (Cock Inn).
- Lack of supporting Environmental Impact Assessment (EIA).
- Detrimental impact on highway safety from increase in deliveries of material, particularly from HGVs entering and exiting onto the A444.

Assessment of Proposal

Principle of Development

34. The development site has an established waste use that has been operational since 2001. The application seeks to vary conditions imposed by a previous planning permission, ref. 2017/0467/04.

35. Sheepy Parish Council has raised concerns in its representation that the proposed variation of conditions, to increase the throughput, deliveries and allow sales of material, will fundamentally alter the operative part of the 2017 permission referenced above.

36. The operative part of a planning permission is the specific description of the development that is being permitted. The description of development in application ref. 2017/0467/04 specifies the use of the land for '*composting activities including storage of hardcore and compost related wastes together with the provision of landscaping bunds*'. The restriction on deliveries, throughput and sales was imposed via condition rather than included in the description of development.

37. The application under consideration proposes changes to the limit on deliveries to the site, the volumes of annual waste throughput and to allow the sale of compost material off-site through the submission of a s73 application to remove / vary conditions 5, 7, 9,

10 and 11 of application ref. 2017/0467/04. Section 73 of the Town and Country Planning Act 1990 (as amended) allows planning permission to be granted for development of the same description as that which is already permitted but subject to different conditions.

38. The recent Court of Appeal decision in the case of *Test Valley Borough Council v Fiske* [2024] EWCA Civ 1541 supports the principle that Section 73 ('s73') applications can be used to amend conditions attached to an approved scheme, provided it would not conflict with the description of development permitted by the planning permission. The Court of Appeal confirmed that a s73 application allows for a range of alterations to a planning permission provided that the changes do not conflict with the operative part of the planning permission (i.e. the specific description of the development permitted). The *Fiske* case also confirmed that, provided that a s73 permission did not alter the operative part of the permission, there was nothing to suggest that conditions imposed under s73 might not have the effect of substantially or fundamentally altering the earlier planning permission.
39. The application does not propose a change that would conflict with the description of the development, nor does it prevent the approved development from complying with other planning conditions attached to the existing planning permission. Therefore, the Waste Planning Authority (WPA) considers that it does not change the basic principle of the permitted operations on site nor does it conflict with the operational part of the existing planning permission.
40. As such, the WPA considers that a s73 application to vary the condition(s) is appropriate and that the proposed changes will not fundamentally alter the operative part of the planning permission or conflict with the description of development.

Intensification of activity

41. The application seeks to increase the throughput of green waste at the site, increasing from 3,000m³ per annum to 6,000m³ per annum, equivalent to 40,000 tonnes of material.
42. Policy W1 of Leicestershire Minerals & Waste Local Plan (LMWLP) states that the County Council will make provision for a sufficient range of waste facilities within the county to effectively manage expected future waste requirements. Policy W4 supports the extension to windrow composting facilities, particularly where they are located on land with an existing waste management use (policy W5).
43. Representations have stated that the proposed s73 application represents a departure from agricultural activity and towards a more industrial use.
44. The application does not propose the erection of any additional structures or an increase in the windrow composting area, which is currently enclosed by existing screening bunds and landscaping. The intensification of activity would arise through an increase in waste throughput and vehicle movements at the site.

45. The characterisation of the proposal as representing a shift from rural diversification to industrialisation is misleading. The proposed changes are consistent with the principles of sustainable farm diversification. The site continues to serve an agricultural function by producing soil conditioner/improver and composting for use on farmland and compost for use by commercial landscaping companies. The increase in processing capacity reflects the growing demand for sustainable waste management and supports the circular economy by diverting green waste away from landfill, in line with the ambitions of the Waste Management Policy for England (2021). The visual and environmental impact of the site would be mitigated through landscaping, screening, and operational controls, ensuring that it remains appropriate to its rural setting.
46. Whilst there would be an increase in throughput, the built elements of the site would remain visually unchanged, as no new structures or extensions to existing processing areas are proposed. No additional waste types are proposed to be accepted and the increase in vehicle movements would not detrimentally affect the highway network or impact highway safety.
47. As such, the proposed increase in activity resulting from the variation of conditions 5, 7, 9, 10 and 11 is considered acceptable in maintaining a sustainable use on an existing agricultural site as well as ensuring sufficient future capacity for green waste at the site and maintains the continued use of an existing employment site.
48. The proposal therefore accords with policies W1, W4 and W5 of the LMWLP, policies DM1 and DM19 of the Hinckley & Bosworth Site Allocations and Development Management DPD and policy S17 of the Sheepy Parish Neighbourhood Plan.

Noise, Dust and Amenity

49. The application seeks an increase in the throughput of waste to the site. As such, there is the potential for an increase in noise pollution and dust arisings, particularly when shredding for wood waste is undertaken.
50. A key issue raised by objectors is the potential for increased noise pollution, particularly in relation to extended operating hours and the use of machinery such as shredders. It is important to clarify that the planning application does not propose unrestricted or uncontrolled noise-generating activity. Rather, it seeks a modest extension to operating hours to improve logistical flexibility, particularly during peak seasonal periods. The proposed changes include starting operations one hour earlier and allowing deliveries on Sundays and public holidays. These changes are not intended to facilitate continuous or high-impact activity during these times, but rather to spread vehicle movements more evenly and allow the applicant to deal with seasonal fluctuations.
51. Shredding of wood waste would not take place on Sundays or Public/Bank Holidays and Hinckley & Bosworth Environmental Protection have requested that shredding does not take place prior to 08.00am between Monday & Saturday. This is considered acceptable to limit potential noise impacts and can be controlled via condition.

52. Additionally, the site is subject to extant planning controls – namely conditions 13, 14 and 17 of planning permission 2017/0764/04 – which are considered appropriate in protecting the amenity of nearby residents in relation to noise, odour, dust, vermin and lighting from the site. It is not proposed to amend these conditions under the current proposals.
53. The WPA does not have any records of complaints related to noise, odour or vermin arising from the permitted operations on site.
54. In terms of nuisance dust arisings, the WPA has received two complaints related to dust from the shredding of wood on site – in April and May 2025 – and the applicant has submitted a dust management plan, in accordance with the requirements of condition 13 of planning permission 2017/0764/04. Since the submission of the management plan, and the implementation of the recommended suppression measures, the WPA has received no further complaints related to dust from operations on site.
55. Representations from local residents and consultees are noted. However, it is considered that the proposal can be undertaken within existing controls and subject to ongoing monitoring to address any amenity issues. As such, there is not sufficient concern to justify the refusal of the application.
56. The proposal therefore complies with policy DM2 and DM11 of the LMWLP.

Odour

57. The potential from an increase in odour from the composting activities, particularly when the windrows are turned – approximately once per week – is a significant factor in determining the acceptability of allowing an increase in waste throughput at the site. Objections received from consultees and residents to this effect have been received.
58. It is acknowledged that open windrow composting of green waste does generate odour as the material breaks down, particularly when the material is turned to allow proper aeration and decomposition.
59. The site is subject to appropriate planning controls relating to odour, namely conditions 13 and 17 of planning permission 2017/0764/04, which require the submission of a mitigation strategy and prevents the windrows being turned when the wind is blowing towards the village of Sibson. Hinckley & Bosworth Environmental Protection have not raised any objection to the application and consider that the extant planning controls are sufficient to manage nuisance odour on site.
60. One representation raised concerns about the potential for bioaerosols to cause pollution to nearby properties, with no appropriate assessment of their risks provided. Environment Agency (EA) guidance states that a Bioaerosol Risk Assessment is only required for permitting purposes where there is a workplace or a dwelling within 250m from a site. Additionally, it is noted that a standard EA rules permit includes a requirement that activities shall not be carried out within 250m of the nearest sensitive receptor. The 250m distance, is indicative of when standard rules are applicable for

acceptable environmental impact, considering proximity and the adequacy of controls for mitigation.

61. Notwithstanding the above, the nearest sensitive receptor to the proposal site is at the dwelling on the eastern edge of Sibson, at a distance of approx. 675m, where it is considered that the environmental impact would be acceptable.
62. Odour concerns raised by Ward Councillors, the Parish Council and in representations are noted. However, it is stated in para. 201 of the NPPF that the planning system should focus on whether the development is an acceptable use of land, and the impacts of those uses, rather than the control of the processes or emissions themselves, as planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.
63. It is therefore considered that the variation of condition 10 to allow an increase in waste throughput would not give rise to an unacceptable level of odour or potential bioaerosol pollution; and that existing planning controls are suitable to manage the activities on site.
64. The proposal therefore complies with policy DM2 and DM11 of the LMWLP.

Traffic, Access and Parking

65. The proposed removal of condition 5, which limits the number of deliveries of waste, and the variation of conditions 7, 9, and 10 to allow sales of material and an increase in throughput would result in an increase in vehicle movements on site.
66. Currently, condition 5 limits delivery of material to the site to 30 per week for both compostable material and hardcore material, totalling 60 per week overall. The current daily average is 6 for each material type.
67. The application proposes to increase the number of deliveries to 45 HGV deliveries and 35 light van deliveries per week, totalling 80 overall. This represents an overall increase of 20 deliveries of material per week. The daily average of vehicle movements would be 9 for HGVs and 7 for light vans.
68. The applicant states that the number of movements is an overall average, and that there will be seasonal fluctuations in the delivery of material.
69. The application is supported by a Traffic Impact Assessment, which estimates an increase in vehicle movements of 9 HGV's and 7 light vehicles per day which demonstrates that the proposed increase in vehicle movements – averaged over the year – would not result in unacceptable congestion or safety risks. Additional information has been supplied, at the LHA's request, in relation to speed surveys and visibility splays at the site exit onto the A444.
70. It is important to note that the proposed increase is seasonal and not constant throughout the year. The site would also provide sufficient on-site turning and queuing space to prevent any obstruction of the highway. Although representations received

argue that current traffic levels are already unsafe, this is not supported by accident data, which shows no recorded incidents in the past five years.

71. The LHA has been consulted on the application and, whilst it acknowledges the increase in traffic and vehicle movements at the site, it does not consider that there is sufficient justification to refuse the s73 application on highway safety grounds. The proposal therefore accords with policy DM9 of the LMWLP and policy DM17 of the Hinckley & Bosworth Site Allocations and Development Management DPD.

Impact on Water Network

72. The site is subject to an Environmental Permitting, regulated by the Environment Agency, which among other matters, controls leachate from the windrows and water management. The EA has been consulted on the proposals and provided no comments on the variation of conditions. It is considered that the existing planning controls and the environmental permit are capable of managing any potential impact on the water network. The proposal therefore accords with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.

Other Matters

73. Some of the representations refer to the site collecting food waste in addition to green waste. This is not the case as the site only collects and processes green waste – such as grass and garden clippings; wood waste etc. Open windrow composting is not a suitable method for treating organic waste containing food.
74. As food waste requires a different processing method, namely enclosed 'in-vessel' composting to break down the material, this would represent a departure from the permitted activities and require the erection of new structures; likely requiring the submission of a full planning application.
75. A representation was made which stated that the proposal would have a negative effect on the value of the objector's home. The impact of development on property values is not a material planning consideration and therefore cannot form part of any assessment of this application.
76. Concerns have also been raised about the potential impact on local businesses and heritage assets, particularly the Cock Inn and the conservation area in Sibson. The site is already subject to planning controls related to noise and light pollution, including restrictions on operating hours and the use of shielding to minimise visual intrusion from the windrow composting area. There is no proposed change to the physical layout of the site and so its impact on the heritage assets in Sibson is not considered significant.
77. Some representations have suggested that the increase in activity at the site would deter the refurbishment of the nearby Cock Inn pub. However, this is not supported by evidence, and there are other factors involved in trying to bring closed facilities back into use.

Conclusion

78. The application seeks to vary five conditions attached to planning permission ref. 2017/0467/04 to allow for an increase in deliveries of green waste, permit sales of compost from the site, increase volumes of waste throughput and to increase hours of operation.
79. The s73 application does not represent a fundamental shift from agricultural to industrial use. The site will remain visually unchanged, with no new structures or expansion of the composting area, and the proposed increase in throughput aligns with sustainable farm diversification and circular economy principles. The proposal does not alter the operative part of the 2017 permission and therefore, a s73 application is acceptable.
80. Policies W1, W4 & W5 of the LMWLP supports the extension – in throughput and activity terms – of windrow composting facilities such as the application site at Glebe Farm, particularly where they are located on land already in waste management use. Although no physical extension of the composting area is proposed, the intensification of activity within the existing footprint aligns with the intent of this policy, as it maximises the utility of established infrastructure without introducing new visual or environmental impacts, enabling sustainable management of current and future green waste arisings. Additionally, the production of compost material for agricultural use and for commercial landscaping use reinforces the principles of the above policies as well as sustainable farm diversification and ensures the site remains appropriate to its rural setting.
81. Representations made by residents and consultees have been carefully considered, but the submitted evidence and existing planning controls demonstrate that the proposal can be managed appropriately within the rural context. The site's distance from sensitive receptors, combined with operational controls and seasonal traffic patterns, ensures that the proposal does not give rise to unacceptable environmental or highway safety impacts.
82. The application is considered acceptable and in accordance with policies W1, W4, W5, DM1, DM2, DM5 DM9 and DM11 of the LMWLP, policies DM7, DM17 & DM19 of the Hinckley & Bosworth Site Allocations and Development Management DPD, the NPPF and the Waste Management Plan for England. It is therefore recommended that the variation of conditions 5, 7, 9, 10 and 11 of planning permission 2017/0467/04 be approved, subject to the continued application of existing planning conditions.

83. Statement of Positive and Proactive Engagement

84. In determining this application, the Waste Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

Recommendation

85. PERMIT subject to the conditions set out in Appendix A.

Officer to Contact

Rob Tollyfield (0116 305 2733)

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APPENDIX A**Conditions**

1. The development hereby permitted shall be deemed to commence from the date of this permission.

Reason: For the avoidance of doubt and in accordance with Section 91 of the Town and Country Planning Act 1990

2. Unless otherwise required by this permission the development shall be carried out in accordance with the following details:

- Drawing No. GPP/MR/S/25/01 'Site Location Plan' Rev 1 - Dated 03/02/25;
- Drawing No. GPP/MR/S/25/02 'Site Layout Plan' Rev 1 - Dated 03/02/25
- Drawing No. GPP/MR/S/25/03 'Visibility Splays Plan' Rev 2 - Dated 16/04/25;
- Planning Statement, Ref. M021-01, Dated February 2025
- Transport Statement, Ref. PN/0407/24/25, Dated February 2025

Reason: *For the avoidance of doubt and to ensure a satisfactory form of development.*

3. The landscape bunds to the north, east and south of the composting area, denoted by a green hatched area, on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25, shall be retained and maintained as constructed for the lifetime of the development

Reason: *In the interests of visual amenity and to ensure a satisfactory form of development in accordance with policies DM2 and DM5 of the LMWLP.*

4. Compostable materials and clean hardcore shall only be stored within the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25. Incidental arisings of non-compostable materials (not hardcore) shall be placed in an enclosed container prior to their removal from the site.

Reason: *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

5. No containers or skips shall be stored in the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' other than the enclosed container referred to in condition 4.

Reason: *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policies DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

6. A maximum of 5000 tonnes per annum of composted material may be sold to commercial operators and there shall be no public sales of compost material at any time. Records of sales shall be made available to the Waste Planning Authority within five working days of such a request being made. All records shall be kept on site for at least 12 months.

Reason: *In the interests of highway safety and the amenity of nearby residents in accordance with policies DM2 & DM9 of the LMWLP and policy DM17 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

7. At all times, the volume of compost materials being processed on site shall not exceed 4000 cubic metres and the volume of wood waste (natural/untreated) on site shall not exceed 1500 cubic metres. The hardcore stockpile shall not exceed 500 cubic metres. No stockpiles shall exceed 3 metres in height when measured from adjacent ground levels.

Reason: *To ensure the stockpiles do not impact on the amenities of the local area and nearby residents, in accordance with policies W6, DM2 and DM5 of the LMWLP.*

8. No deliveries of compostable materials, hardcore materials, or shredding of such materials shall take place except between the hours of 07.00 to 18.00 Monday to Friday; and 08.00 and 16.30 on Saturday.

Only deliveries of green waste arising under the Environmental Protection Act 1990 Section 51(1)(b) shall take place on Sundays or Bank or Public Holidays between the hours of 08:00 to 17:00.

There shall be no shredding or treatment of green waste before 08.00 Monday to Saturday and at no time on Sundays, Public or Bank Holidays.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

9. Any deliveries which need to be dealt with outside the specified hours must be treated as emergency cases only and notified to the Waste Planning Authority within 48 hours of the occurrence together with details of the reasons why it was necessary.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

10. In the event of any complaint, relating to noise, dust, odour, vermin or illumination emanating from the site and considered to be reasonable by the Waste Planning Authority a scheme of mitigating measures shall be submitted to the Waste Planning Authority for written approval within two weeks of the complaint occurring. The scheme of measures shall seek to minimise the effects of the nuisance and mitigate the offending circumstances. The scheme of measures shall be implemented within 7 days following written approval.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

11. In the event of the approved scheme of measures agreed under condition 10 above, failing to address the effects of the nuisance to the satisfaction of the Waste Planning Authority then the operation hereby approved shall cease. Re-commencement of operations shall then only occur once it can be demonstrated that it can be done to the satisfaction of the Waste Planning Authority.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

12. All compostable heaps must be situated on an impermeable surface with suitable drainage to a collection container.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

13. Any contaminated effluent from the composting operation shall be collected in a sealed system.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

14. No windrows shall be turned on site if the wind is blowing towards Sibson from within the arc between 60° and 120° as set out on the drawing submitted with the letter dated 23rd January 2001 from M.E and A.A Caton. A diary shall be maintained on site recording the weather information for each day. This information will be made available to the Waste Planning Authority upon 7 days of such a request.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

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**DEVELOPMENT CONTROL AND REGULATORY BOARD****11 SEPTEMBER 2025****VARYING OF LEICESTERSHIRE COUNTY COUNCIL TREE
PRESERVATION ORDERS WITHIN THE DISTRICT OF NORTH WEST
LEICESTERSHIRE****REPORT OF THE DIRECTOR OF ENVIRONMENT AND TRANSPORT****Purpose of the Report**

1. To make the Development Control and Regulatory Board (the Board) aware of the results of the desktop review and site visit exercise carried out on Leicestershire County Council Tree Preservation Orders (TPOs) in the district of North West Leicestershire (NWL), as approved at the Board meeting on 11 July 2024, and to ask the Board to approve the variation and revocation of orders as set out in Appendix A.

Background

2. Between 1947, when local planning authorities were empowered to make TPOs, and 1974, when changes to planning legislation transferred that responsibility largely to Local Planning Authorities (LPAs), Leicestershire County Council made 273 TPOs. Leicestershire County Council retains the power to make TPOs on land in which it has an interest, in connection to the granting of planning permission by the county, and on land that is not wholly in the area of a single district. Since 1974, two orders have been made on the Council's own land, in 1981 (Snibstone Grange) and in 2025 (Roman Way).
3. Planning practice guidance from the Ministry of Housing Communities and Local Government published on 7 March 2014 replaced earlier guidance on the law and good practice around TPOs. As in earlier guidance, this advises that authorities keep their TPOs under review, to ensure that protection is still merited, and that Orders contain appropriate classifications.
4. As part of such a review process, a project was undertaken and completed in 2022-23 to revoke ten Leicestershire County Council TPOs in the Borough of Oadby and Wigston. Oadby and Wigston Borough Council then made seven new orders to replace the County Orders. There are currently 264 Leicestershire County Council TPOs that remain in effect.
5. Prior to 12 March 2020, the Board received applications for works to the Council's TPOs for approval. Since that date the powers to deal with applications for works to protected trees have been delegated to officers, unless an elected Local Member

has indicated that the application should be referred to the Board for determination. The Board receives a full list of the delegated decisions made on applications for works to the Council's TPOs every six months.

Tree Preservation Orders - General Information

6. TPOs are used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public. Trees can be specified in a TPO either individually, by reference to area, in groups, or as woodlands. If a tree has merit in its own right, it will be specified as an individual. Area classification is used as an alternative way of specifying scattered individual trees. The group specification is used for trees whose overall impact and quality merit protection. A woodland classification is used for woodlands which have a defined boundary.
7. Of the County TPOs made prior to 1974, the youngest is now over 50 years old, and some of the oldest are over 70 years old.
8. In the case of a tree protected by a TPO, the County Council's consent is normally required prior to undertaking any works to the tree and this will require the submission of a formal application. Any consent may be subject to conditions, and there is a right of appeal to the Secretary of State against the refusal of consent or the granting of consent subject to conditions.
9. If the County Council wishes to do works on protected trees within their own estate, there is no statutory requirement to complete an application for TPO works as it is considered that the Council would use best practice to maintain trees. The County Council's Forestry Team informs the County Council's Tree Officer of planned TPO works which are then agreed by both parties before any such works are undertaken (as specified in Chapter 6 section 6.76 of the Tree Preservation Orders: A Guide to the Law and Good Practice, published by the Department of the Environment, Transport and the Region).

Issues

10. Some TPOs were made as early as 1949. Since that time, the use of the land might have changed; the land might have been developed; trees standing at the time the TPO was confirmed might have been removed (with or without the consent of the LPA); some of the trees still standing, perhaps, no longer merit the protection of the TPO; new trees might have been planted which do merit protection; or the map attached to the original TPO might bear little comparison with a modern map of the area.
11. Such difficulties are likely to be compounded when dealing with an old 'area order' which protects only those trees standing at the time the TPO was made but does not identify each one. In time, this is likely to lead to uncertainty about whether particular trees were present at the time of the making of the TPO. According to the Government's guidance (Tree Preservation Orders a Guide to Law and Good Practice), if it is no longer possible to ascertain with certainty which trees on the site

are protected, by reference to the TPO and map, it may be time to review and vary the TPO.

12. As part of the continuing process of reviewing and improving the Council's TPOs, the Council has trialled a review process to assess the Council's TPOs and vary those orders, schedules and plans that no longer reflect the real situation. This document relates to the findings of the first such assessment undertaken in the NWL district (see Appendix A and B).

Legal Considerations

13. Planning controls relating to trees are set out in Part VIII of the Town and Country Planning Act 1990 (as amended by the Planning Act 2008) and the procedure for making, varying and revoking TPOs is set out in the Town and Country Planning (Tree Preservation) (England) Regulations 2012. County Planning Authorities have only limited powers, pursuant to the Town and Country Planning Act 1990 to make TPOs. The LPAs are now the principal bodies for making new TPOs.
14. Trees in a conservation area that are not protected by a TPO are protected by the provisions of section 211 of the Town and Country Planning Act 1990. That provision makes it an offence to damage trees within a conservation area.
15. As the TPOs are administered and managed by the County Council, there is no statutory requirement to consult with the district councils on this matter, but the Council will need to inform the district councils of any changes to TPO schedules and plans, so that they can update their records.

Review Process

16. The following steps are taken to review the Leicestershire County Council TPOs:
 - a) A desktop assessment of the County Council's TPOs is undertaken for each district council area using Ezytreev (software used for managing and mapping the Council's tree assets) and Google Streetview in order of priority for review and a list of categorised orders for review / variation is produced as follows:
 - i. Category 1: High priority – those Orders that have seen significant development and/or other changes.
 - ii. Category 2: Medium priority – those Orders that have seen some development and/or other changes.
 - iii. Category 3: Low priority - those Orders that have seen little or no development and/or other changes.
 - b) After the desktop review, sites are visited in person and visually assessed using the Ezytreev onsite mapping system and TEMPO (Tree Evaluation Methodology for the Making of Preservation Orders) and re-categorised if needed.

- c) A report from the above site visits is produced, including a list of sites that warrant the TPO being varied or revoked, with the report submitted to the Board for approval (see Appendix A).
- d) Subject to approval, the formal process of varying or revoking TPOs as per the list contained in the report will be undertaken.

Equality and Human Rights Implications

- 17. There are no discernible equality and human rights implications.

Resource and Financial Implications

- 18. There are no discernible resource or financial implications.

Summary of NWL District TPOs Review Report

- 19. A full summary of the results of the review carried out on Leicestershire County Council TPOs in the NWL district is available at Appendix A.
- 20. Out of the 44 orders that were re-surveyed, 30 require no change and 14 require changes, such as new trees to be added, trees to be removed or borders of the TPO redefined (see Appendix B for details).

Conclusion

- 21. Leicestershire County Council has a duty of care as set out in the Town and Country Planning (Tree Preservation) (England) Regulations 2012 to make sure that its records accurately reflect the order.
- 22. A total of 14 of the 44 TPOs in the NWL district were found to be inaccurate. As such the Orders will either need to be varied or revoked.

Recommendation

- 23. The Board is being asked to note the content of the report and in particular to give consent to vary eight TPOs in the NWL district to bring them up to date.
- 24. The Board is asked to give consent to revoke the six TPOs in the NWL district that are no longer viable.

Background Papers

National planning practice guidance

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

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Appendices

Appendix A – Summary of changes to Tree Preservation Orders

Appendix B – Plans marked with proposed changes to the Orders

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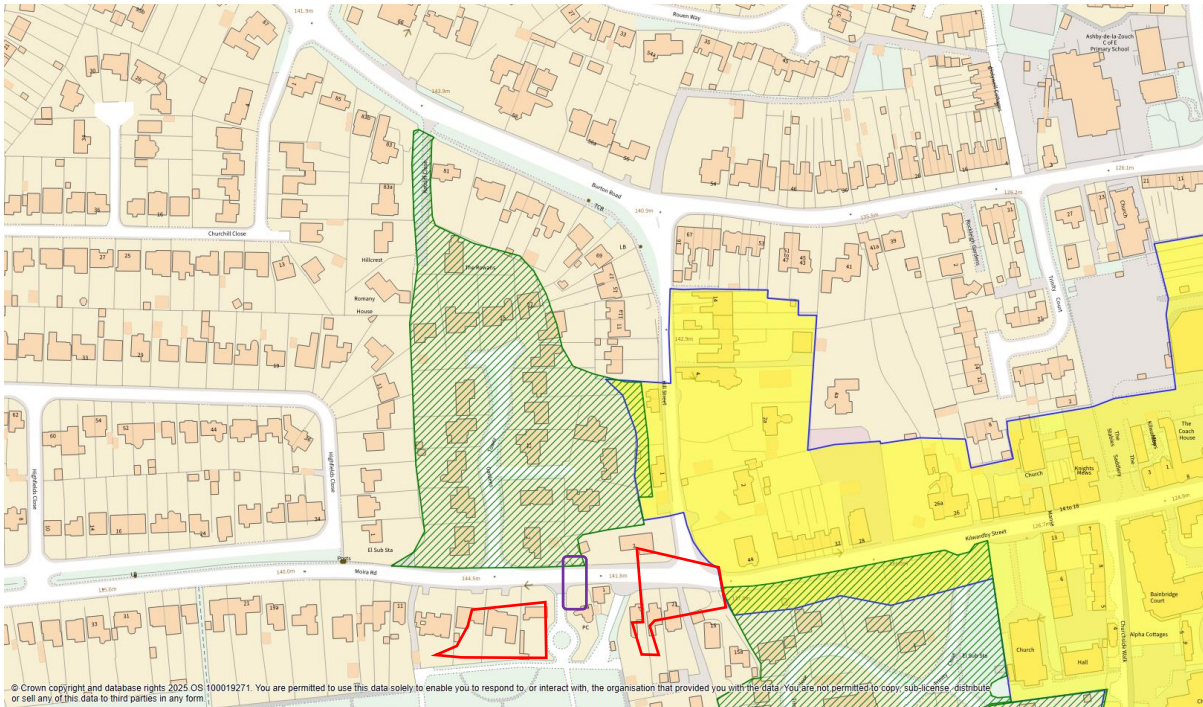
Appendix A: Summary of changes required to Council TPOs in the District of North West Leicestershire

	Location/ TPO name	YEAR	FINDINGS	ACTION
1	Ashby Parva	1975	No change	None
2	Ashby de la Zouch, Redhouse	1968	No change	None
3	Ashby de la Zouch, Priorfields	1969	No change	None
4	Ashby de la Zouch, Highfields	1965	G1 no longer exists / include new trees to the front of No. 4 Tower Gardens	Vary
5	Ashby de la Zouch, Hill House	1962	No change	None
6	Ashby de la Zouch, Packington Rd	1973	T5 is dead – change order from area TPO to specify individual trees.	Vary
7	Ashby de la Zouch, Royal Hotel	1973	No change	None
8	Ashby de la Zouch	1959	No change	None
9	Ashby de la Zouch, Windmill Hill	1972	No change	None
10	Breedon, Cloud Wood	1971	No change	None
11	Castle Donington, Cavendish Bridge	1969	No change	None
12	Castle Donington, Donington Park	1972	No change	None
13	Castle Donington, Donington Park	1973	No change	None
14	Castle Donington, Sheilds Crescent	1975	Trees no longer exist	Revoke
15	Castle Donington, The Cedars	1970	No change	None
16	Castle Donington, The Vicarage	1973	No change	None
17	Charley, Abbey Rd Spinney	1974	No change	None
18	Coalville, St Davids Crescent	1969	No change	None
19	Coalville, Agar Nook	1973	T2,T3,T4,T5 and G6 No longer exist	Vary
20	Coleorton, Ashby Rd	1964	No change	None
21	Coleorton, Lower Moore Road	1976	No change	None
22	Coleorton, Moor Lane	1971	No change	None
23	Diseworth, The Vicarage	1975	T3 no longer exists	Vary
24	Hugglescote, Ashburton Rd	1974	No change	None
25	Kegworth, Ashby Rd	1974	T1 no longer exists	Vary
26	Kegworth, Dragwell	1971	No change	None
27	Kegworth, Station Rd	1972	Trees in poor condition	Revoke
28	Kegworth, The Wymeshead	1977	No change	None
29	Lockington/Hemington	1976	No change	None
30	Long Whatton, West End	1975	Trees no longer exist	Revoke

31	Measham, Atherstone Rd	1974	T2 no longer exists	Vary
32	Newtown Burgoland, Francis Lane	1974	Trees no longer exist	Revoke
33	Newton Burgoland, The Pinfold	1972	No change	None
34	Packington, High St	1974	No change	None
35	Ravenstone, Alton Hill	1973	No change	None
36	Ravenstone, Ashby Rd	1973	No change	None
37	Ravenstone, Hall Farm	1971	Change from group designation to T1 and T2 and replot	Vary
38	Snibstone, The Grange	1981	No change	None
39	Staunton Harold	1957	G6 no longer exists – G8 only 1 tree left	Vary
40	Stretton en le Field	1969	No change	None
41	Swannington	1978	Trees no longer exist	Revoke
42	Tonge	1970	No change	None
43	Whitwick, The Vicarage	1964	Trees no longer exist	Revoke
44	Wilson, Main St	1968	No change	None

Appendix B: Plans marked with proposed changes to the orders

Ashby de la Zouch, Highfields 1965



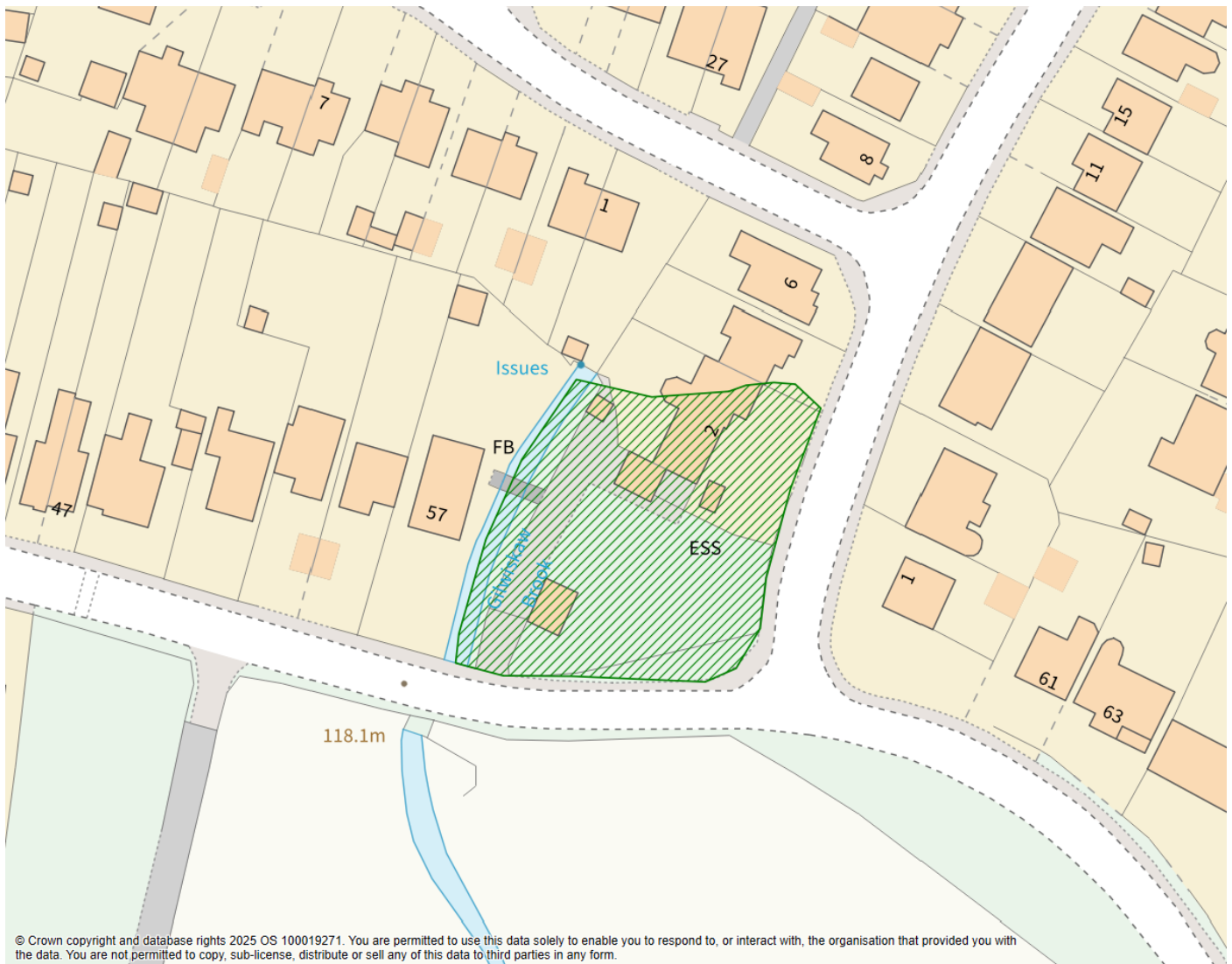
Findings:

- No.1 Hill Street. Group of trees to the rear of the property no longer exist. (Marked in red).
- No.1 Tower Gardens. Lime trees no longer worthy of a TPO. Do not meet the TEMPO criteria. (Marked In red).
- No.4 Tower gardens. Trees to the front of the property are not old enough to be included in the original order now warrant a TPO. Meet the TEMPO criteria. Trees do not fall within a CA. Alter the schedule to include these new trees.

Proposal:

- Vary the 1973 order to change the border extent of A1 on the original plan to exclude the properties of No.1 Hill St and No.1 Tower Gardens.
- Vary the 1965 order to include trees to the front of No.4 Tower Gardens. (Marked in Purple)

Ashby de la Zouch, Packington Rd 1973



The original order is specified as an area TPO protecting trees within the area A1.

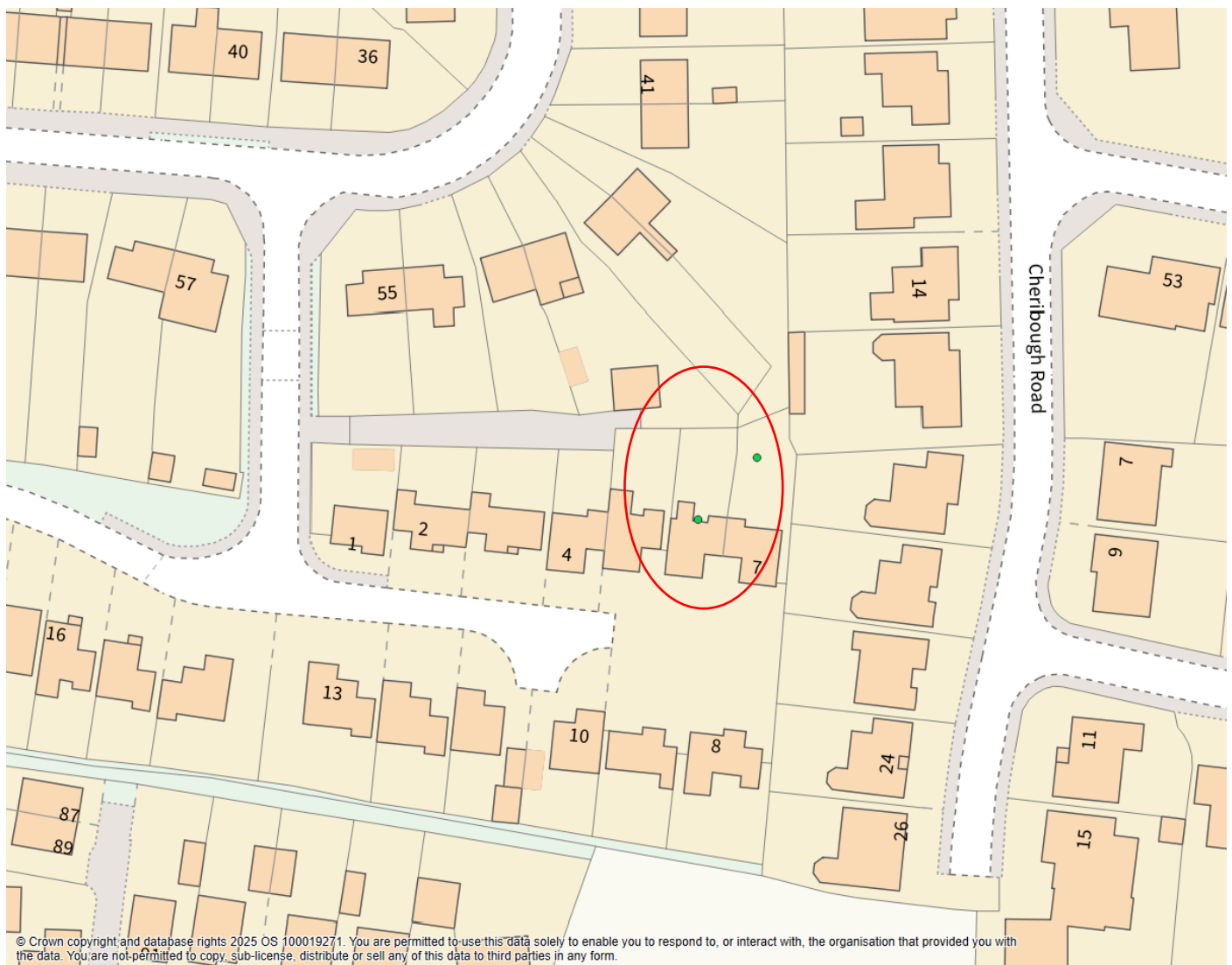
Findings:

There are only four trees within the area that now meet the TEMPO requirement. (One Oak tree is now completely dead).

Proposal:

Vary the area specification to an individual TPO to protect T1-T4.

Castle Donington, Shields Crescent 1975



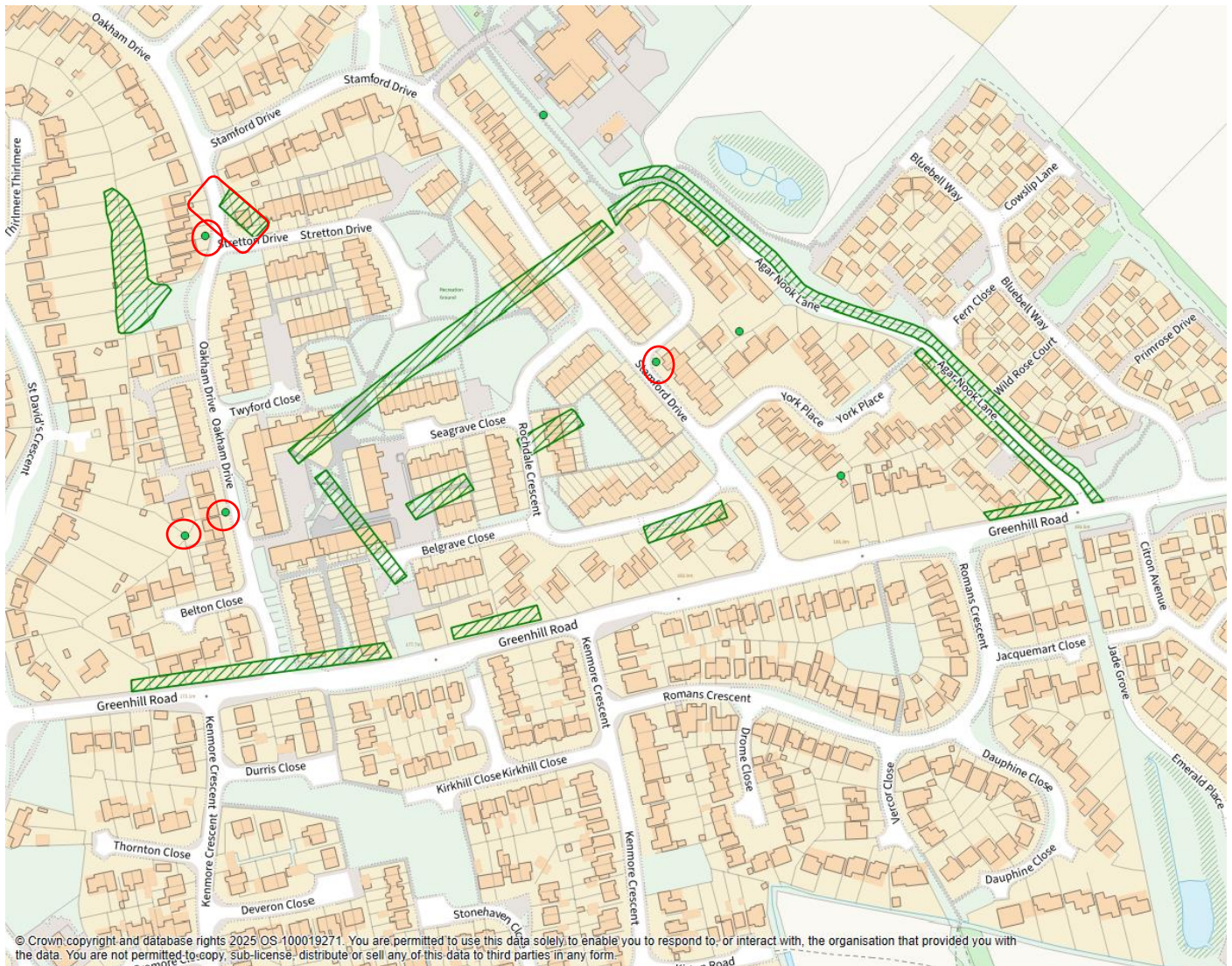
Findings:

The original order specified two trees, T1 Ash and T2 Ash within the rear gardens of Nos. 6&7 Radford Meadow. Neither tree now exists. No evidence of replacement trees.

Proposal:

Revoke the 1975 order.

Coalville, Agar Nook 1973



Findings:

T2, T3, T4, T5 and G6 No longer exist. (Areas outlined in red) No replacement trees planted.

Proposal:

Vary the order with the removal of the above trees and group.

Diseworth, The Vicarage 1975



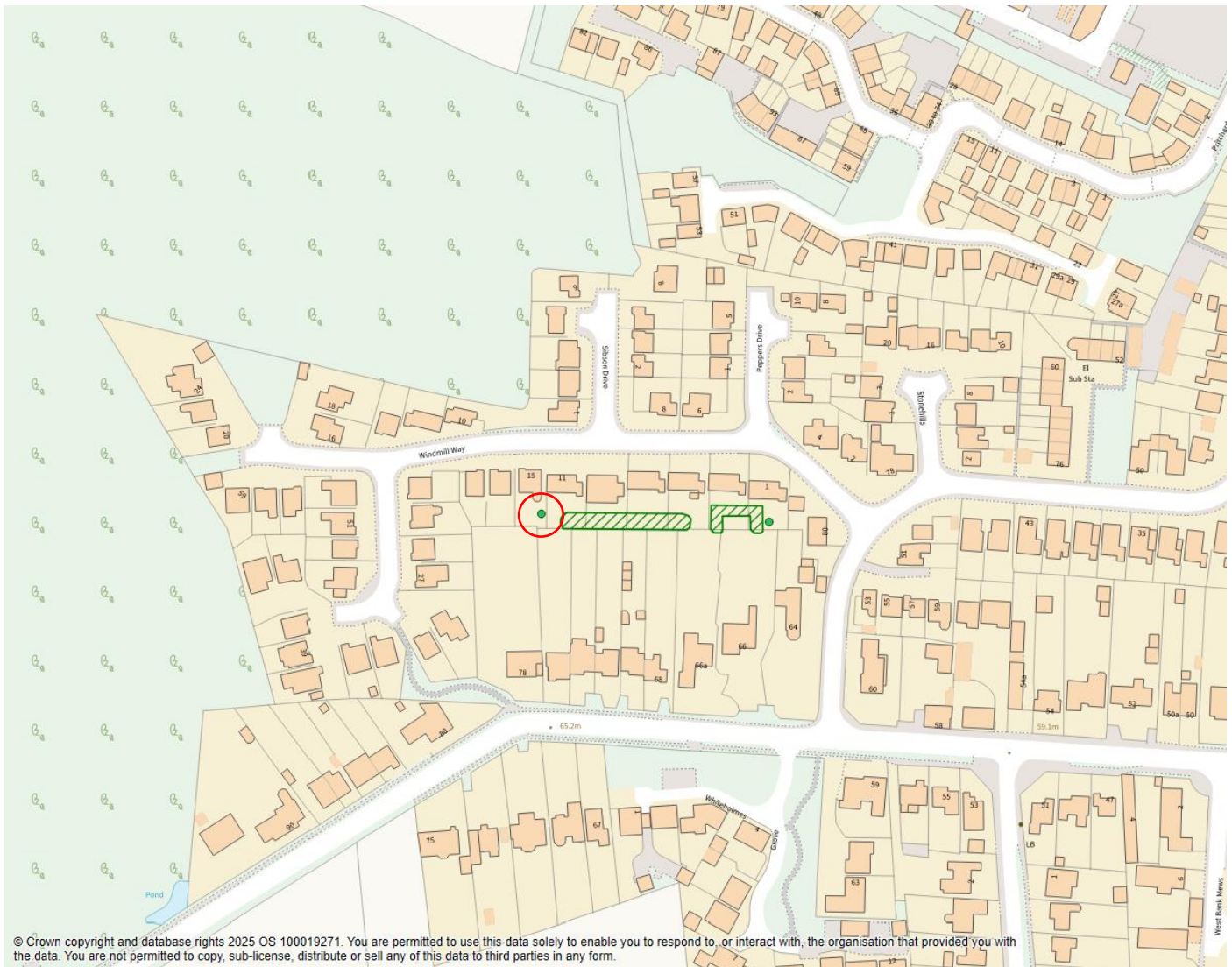
Findings:

T3 Ash as specified in the original order no longer exists. (Tree circled in red) No evidence of replacement tree.

Proposal:

Vary the order to exclude T3.

Kegworth, Ashby Rd 1974



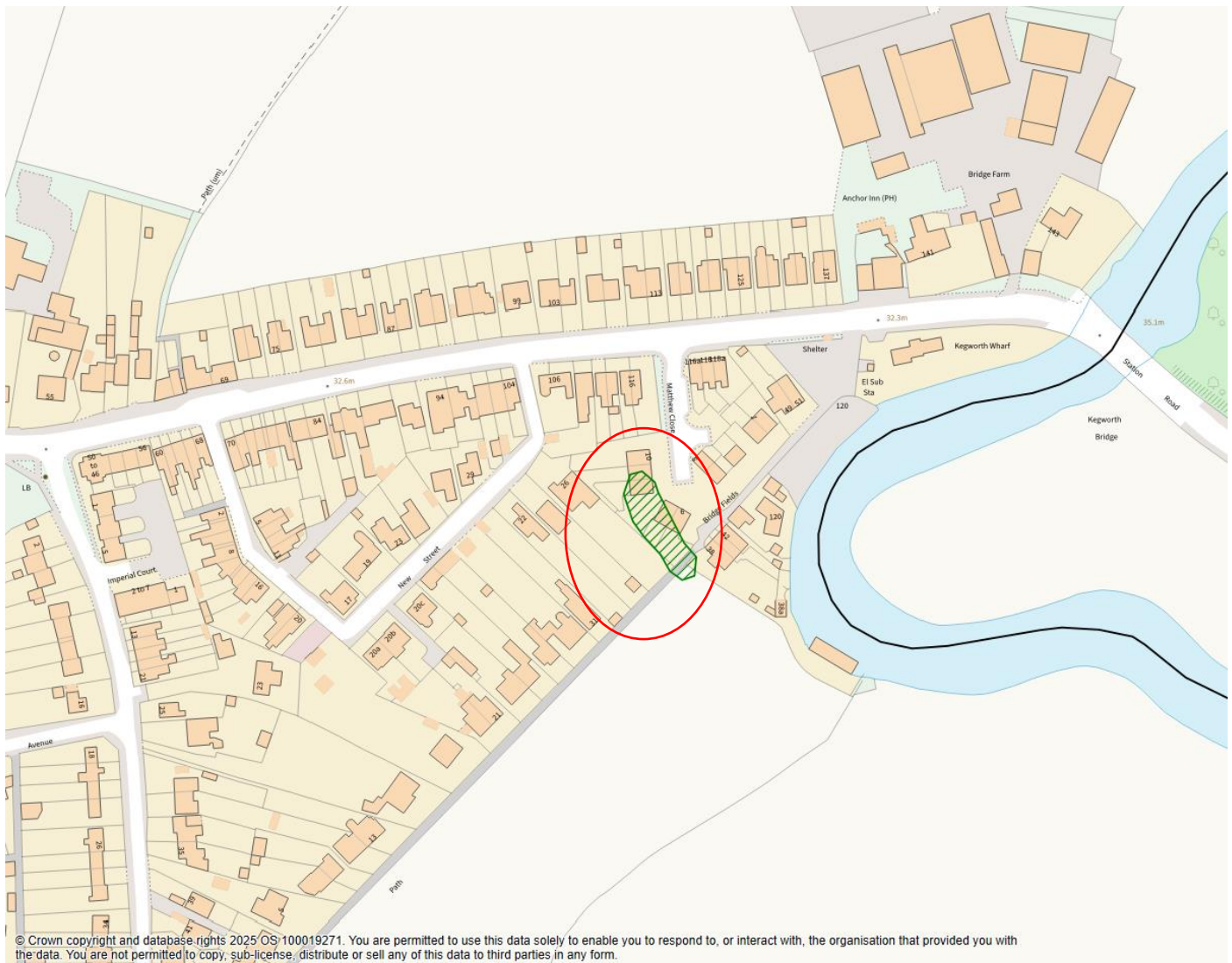
Findings:

T1 Sycamore as specified in the original no longer exists. (Tree circled in red) No evidence of replacement tree.

Proposal:

Vary the order to exclude T1.

Kegworth, Station Rd 1972



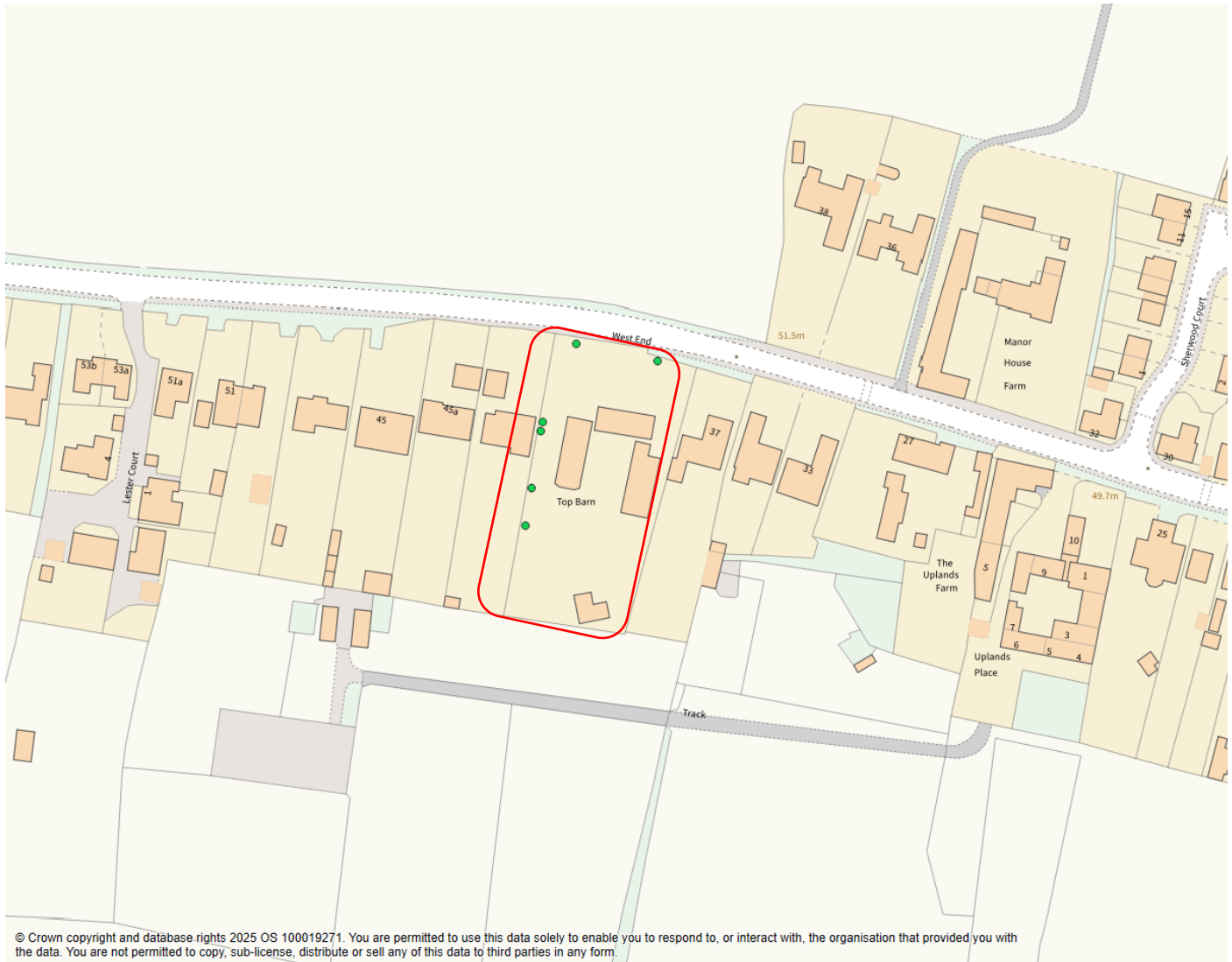
Findings:

G1 as specified as 11 birch trees in the original order. Only three birch trees remain, and they are in poor condition and would not qualify for a TPO if reassessed using the TEMPO criteria.(Group circled in red).

Proposal:

Revoke the order.

Long Whatton, West End 1975



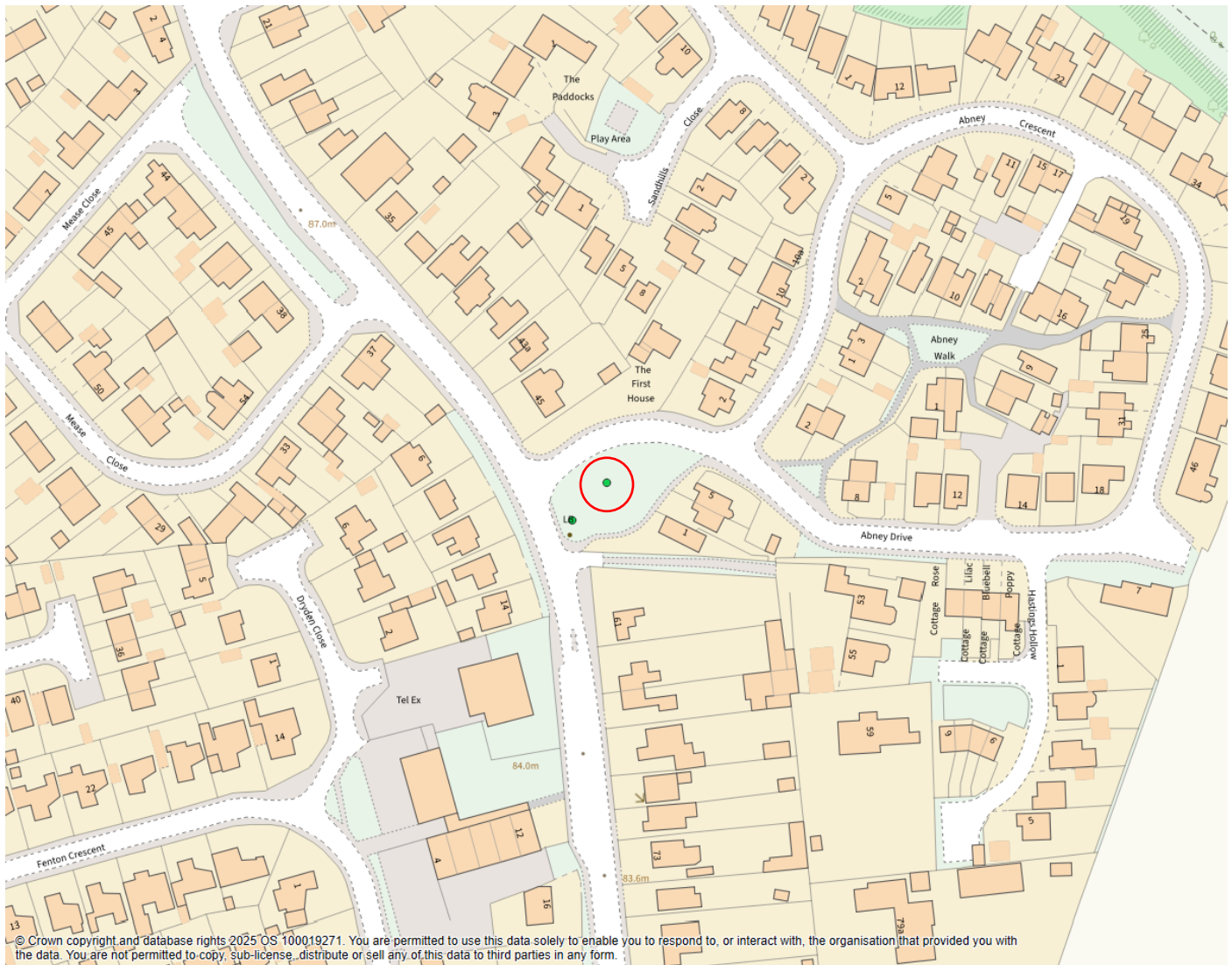
Findings:

T1-T6 as specified in the original order – T1 Elm, T2 Elm, T3 Ash, T4 Ash, T5 Ash, T6 Ash.
Trees no longer exist.(Property with trees circled in red) No evidence of replacement trees.

Proposal:

Revoke the 1975 TPO.

Measham, Atherstone Rd 1974



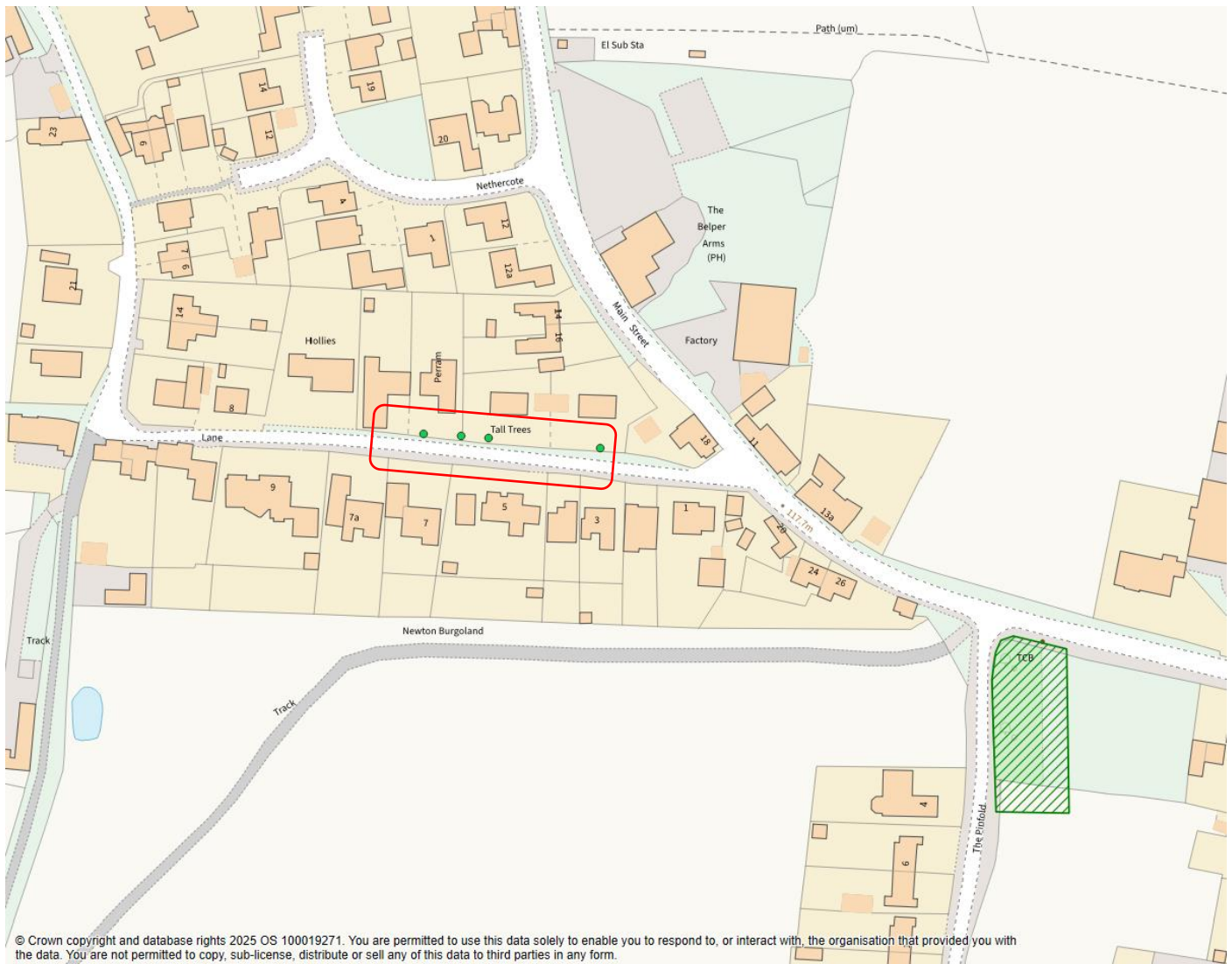
Findings:

T2 Oak as specified in the original order no longer exists. (Tree circled in red).

Proposal:

Vary the order with the removal of T2.

Newton Burgoland, Francis Lane 1974



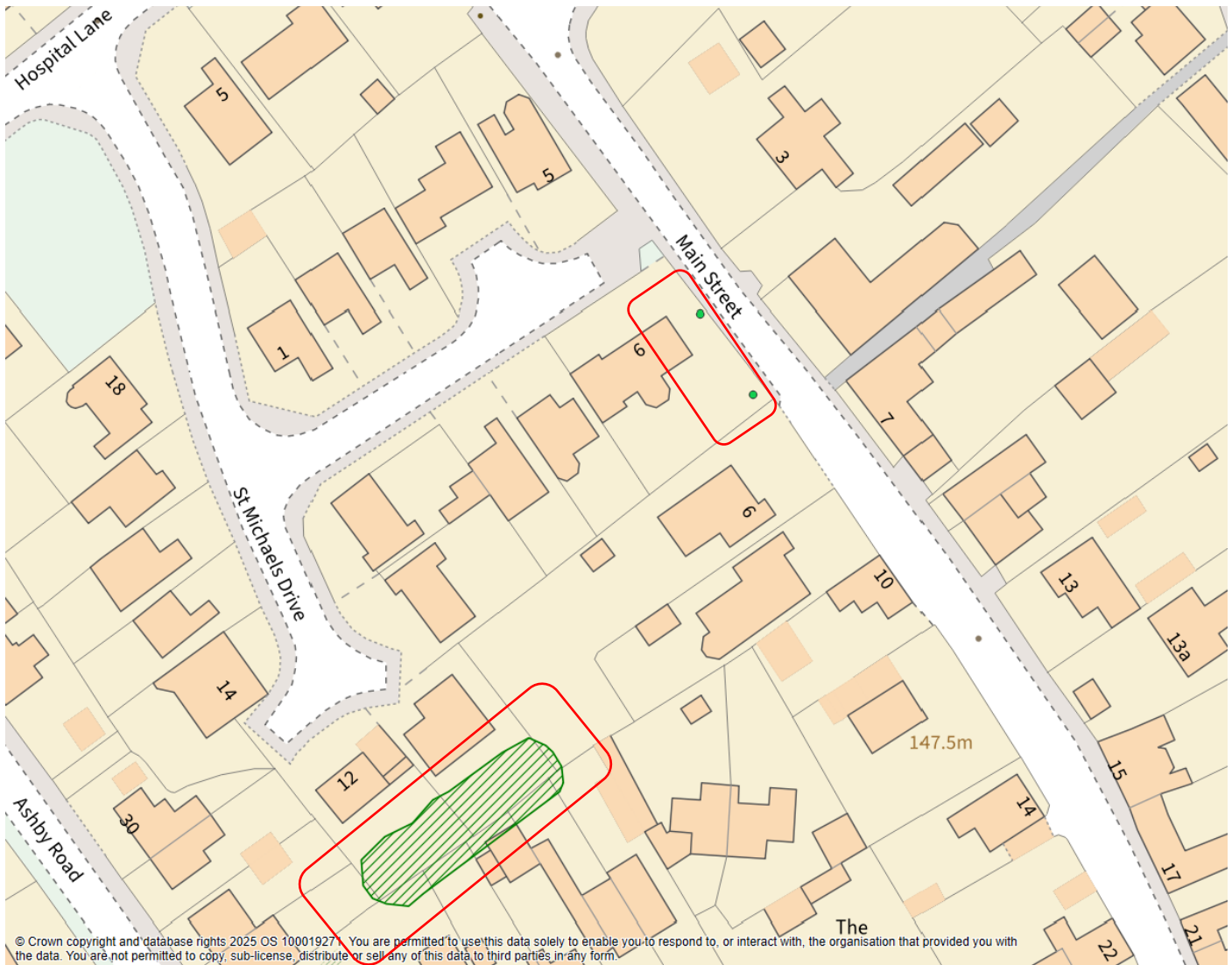
Findings:

T1-T4 Ash as specified in the original order no longer exist. (Trees circled in red) No evidence of replacement trees.

Proposal:

Revoke the 1974 order.

Ravenstone, Hall Farm 1971



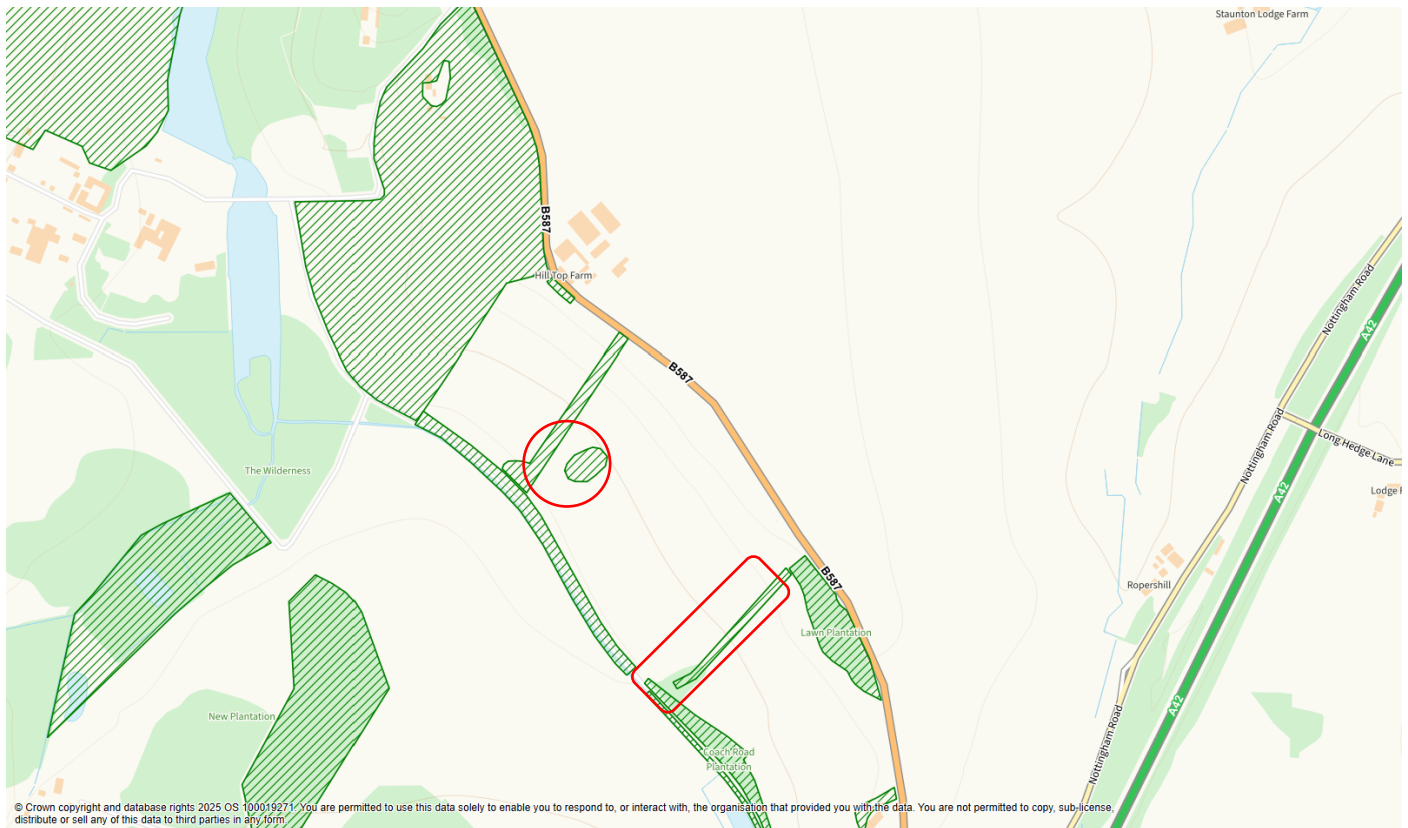
Findings:

- T1&T2 Lime as specified in the original order plotted in the wrong position.
- G1 as listed on the original schedule containing two yew trees and six sycamore trees – only two sycamore trees within the rear garden of No.12 St Michaels Drive now remain.

Proposal:

T1 and T2 replot. Vary the order and change Group designation to individual trees for trees within the rear of No.12 St Michaels Drive to T3&T4.

Staunton Harold 1957

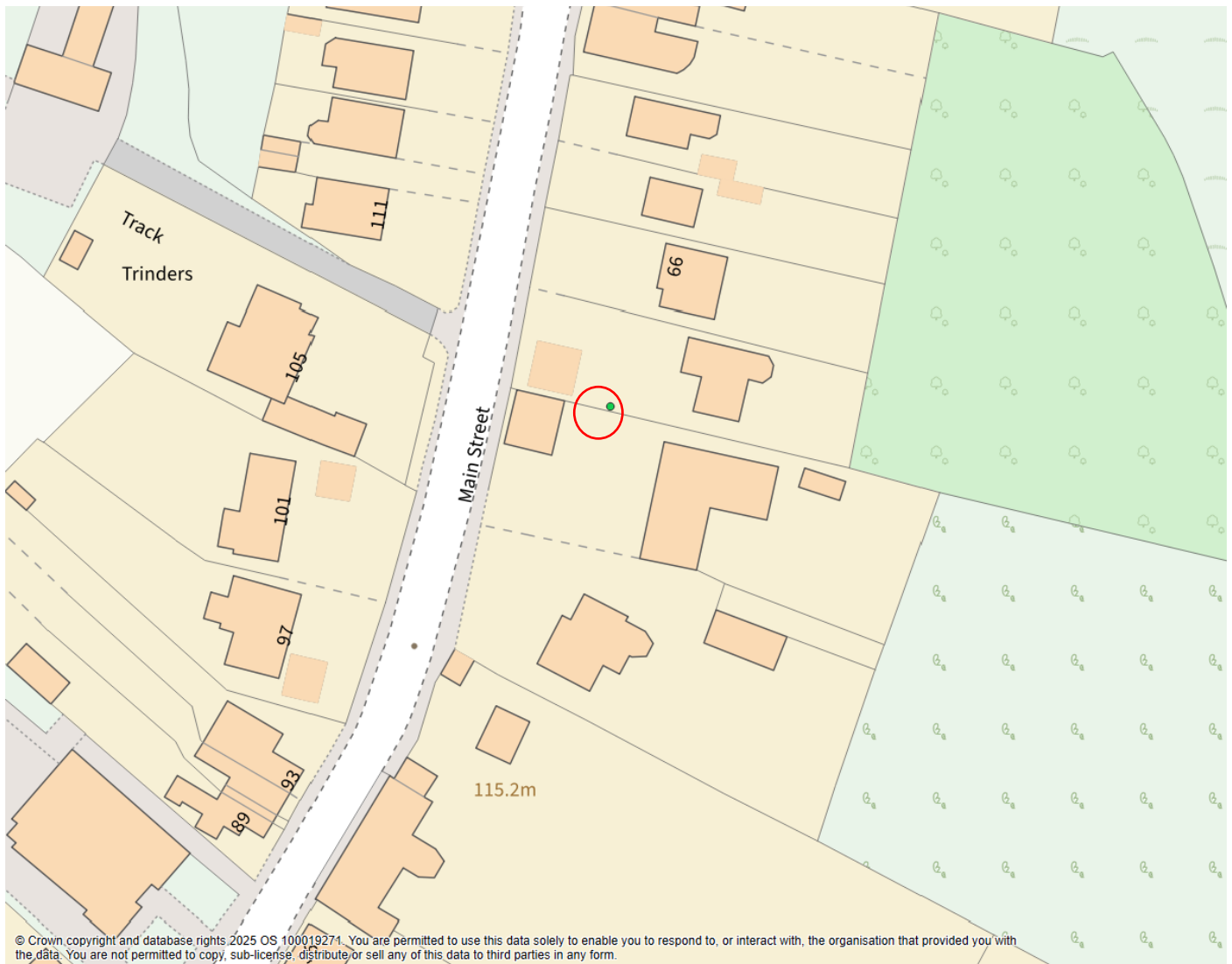


Findings:

- G6 no longer exists.
- G8 as specified as a liner row of trees in the original order, only a single tree remains.

Proposal:

Vary the order to exclude G6 and change G8 designation from a group to an individual tree.

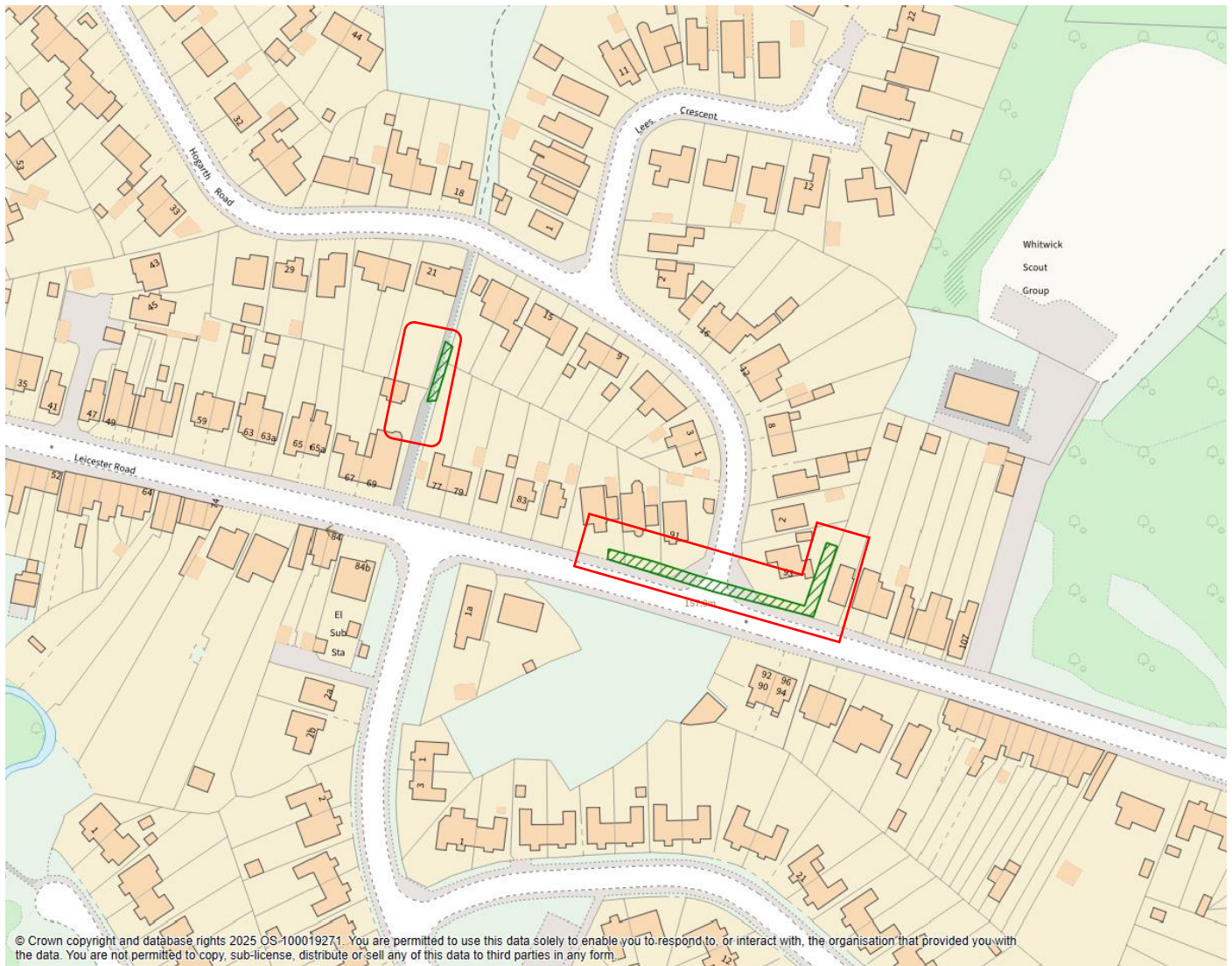
Swannington, Main St 1978**Findings:**

T1 beech as specified in the original order no longer exists. (Tree circled in red) No evidence of replacement tree.

Proposal:

Revoke the order.

Whitwick, The Vicarage 1964



Findings:

- G1 listed as 2 sycamore and 2 horse chestnut on the original order - trees no longer exist.
- G2 listed as 1 ash and 2 elm on the original no longer exist.

Proposal:

Revoke the order.

Key to colours on the plans:





Green hatched area = LCC TPO area



Solid yellow area = conservation area



Green dot = LCC TPO point (individual tree)

	Red Line/border = Location of change to LCC TPO
	Purple Line/Border = Location of new trees to added to existing order

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