

STATUTORY DECLARATION

I Noel Charles Manby of 100 Regent Road Leicester LE1 7DG.

I am a Fellow of the Royal Institute of Chartered Surveyors and a Consultant with E A Lane & Sons Chartered Surveyors, Agricultural and Development Consultants Leicester and have practiced as a Rural Surveyor in the East Midlands for over 40 years.

I make this statement in support of the Helen Jean Cope Charity's objection to the proposed additional Footpath on Pasture Land adjoining Leconfield Road, Nanpantan, Loughborough. Section 53 Wildlife and Countryside Act 1981 – Preliminary Consultation.

1. I have acted as Managing Agent for the Helen Jean Cope Charity (formerly the Helen Jean Cope Trust) since July 2004.
2. The field off Leconfield Road, which is the subject of the footpath application, forms part of the Charity's land holding extending to a total area of 218.70 acres (88.50 hectares) on original Farm Business Tenancy (now 214.85 Acres, 86.95 Hectares) on the south west outskirts of Loughborough and outlined in red on the Plan attached at Appendix 1.
3. The Charity's land holding referred to in paragraph 2 was let originally to Peter and Patricia Bailey subsequently to Patricia and Richard Bailey (their son) ('the Baileys') of Bawdon Lodge Farm Nanpantan Loughborough LE12 9YE under a succession of Farm Business Tenancy Agreements since 1995.
4. I took over management of the Charity's land holding from Alan Tapper of E-Surv (formally Gartons) in 2004.
5. Richard Bailey informed me they accessed the Leconfield Road field via a farm track off Nanpantan Road through the yard of Burleigh Farm (now known as Tudor Farmhouse) and marked in Yellow on the Plan attached at Appendix 2.
6. The Baileys ceased milking and sold their dairy herd in 2001 but prior to that date I have been informed they grazed the field with 15-20 dairy heifers from April through to November each year.
7. From 2001 until 2019, when the Leconfield Road field was removed from the Farm Business Tenancy Agreement, the field was sub-let by the Baileys, with the Charity's knowledge and consent, on an ad hoc basis to Richard Smith of Holywell Farm Ashby Road Loughborough LE11 3QU. Richard Smith grazed the field with 4/5 cows and their calves from April to November each year. During the period of sub-letting, and depending on the growing season, the field would also be mown once for hay or silage.
8. Richard Smith accessed the Leconfield Road field via a track off Snells Nook Lane and running along the southern boundary of Burleigh Wood and identified by a blue line on the Plan attached at Appendix 2.


9. Both Richard Bailey and Richard Smith have subsequently informed me that whilst they were each in occupation of the field, they challenged dog walkers and members of the public who were trespassing on the Charity's land on numerous occasions but, unfortunately, these incidents were not reported to me at the time and no accurate record exists of when they took place. However, they have both advised me that at no time when dog walkers or members of the public were on the land did they witness them using the route of the footpath now claimed by the Residents Association and shown on the Plan attached at Appendix 3. The most common route appears to have been a short cut between Leconfield Road and Burleigh Wood.
10. To the best of my knowledge and belief I have never witnessed anyone trespassing on the land using the line of the route of the footpath the subject of the footpath application; nor from perusing historical aerial photography of the site over the last twenty years or so, have I seen any evidence of anyone using the route of the footpath the subject of the footpath application or any evidence of such a footpath as claimed or at all.
11. The original access to the field was via Burleigh Farm (now known as Tudor Farmhouse) which was originally owned by the Charity and coloured yellow on the Plan attached at Appendix 2. Richard Smith accessed the field off Snells Nook Lane via a Farm track running alongside the south east boundary of Burleigh Wood which lead to the gate in the north east corner of the field and coloured blue on the Plan attached at Appendix 2.
12. There was no direct access from Leconfield Road until 2008 when E A Lane & Sons, acting on behalf of the Helen Jean Cope Charity, arranged for the removal of a very badly fire damaged oak tree and applied for planning permission to construct a new agricultural access to serve the field off the hammer head at the end of Leconfield Road. A copy of the planning application and accompanying correspondence together with George Walker Limited's estimate and invoice for removing the fire damaged oak tree and constructing the new agricultural access is attached at Appendix 4.
13. The construction of the new agricultural access involved not only the removal of the damaged Oak tree but a short length of post and rail fencing and mature hawthorn hedge which formed the boundary to Leconfield Road.
14. The Decision Notice refers specifically to the hedge and its importance as *"an important feature in the area and its retention is necessary to help screen the new development, maintain the wildlife corridor and a possible habitat for bats."*

15. I can confirm from my personal knowledge there was no direct vehicular or pedestrian access to the field from Leconfield Road before the new agricultural access was constructed in 2008. To the best of my knowledge and belief members of the public could only have gained access to the field by climbing over the post and rail fence via Leconfield Road or via the field gate adjoining Burleigh Wood. There was no other way of physically entering the field from Leconfield Road, as I state in Paragraph 12 above.
16. I personally put up notices at the entrance to the site and the access adjoining Burleigh's Wood on a number of occasions advising that the field is 'Private Property'. The notices posted are shown on the photographs at Appendix 5. The Notices once posted were removed by person or persons unknown.
17. In October 2019 the Charity entered into an Option agreement with Bowbridge Land to promote the land for residential development.
18. The local Residents Association have opposed any form of development on the subject land claiming it as public open space which resulted in E A Lane & Sons preparing signs stating "Private Property No Public Right of Way or Access" which I installed on the Leconfield Road access and gateway adjoining Burleighs Wood on the 17th June 2020. These signs were subsequently removed by persons unknown. A copy and photographs of the Notice which was erected by me is attached at Appendix 5.
19. Similar signs were installed over the next 12 months and Bowbridge Land erected Heras fencing at both access points, installed their own sign stating "Private Keep Out" and secured the Leconfield Road access gate with a padlock and chain all of which was photographed by me on 21st July 2021. Photographs of the notices, fencing and padlocked gate are attached at Appendix 5.

Signature (of person making 
this statement)

Print full name: NOEL CHARLES MANBY

Date: 03. 11. 2023

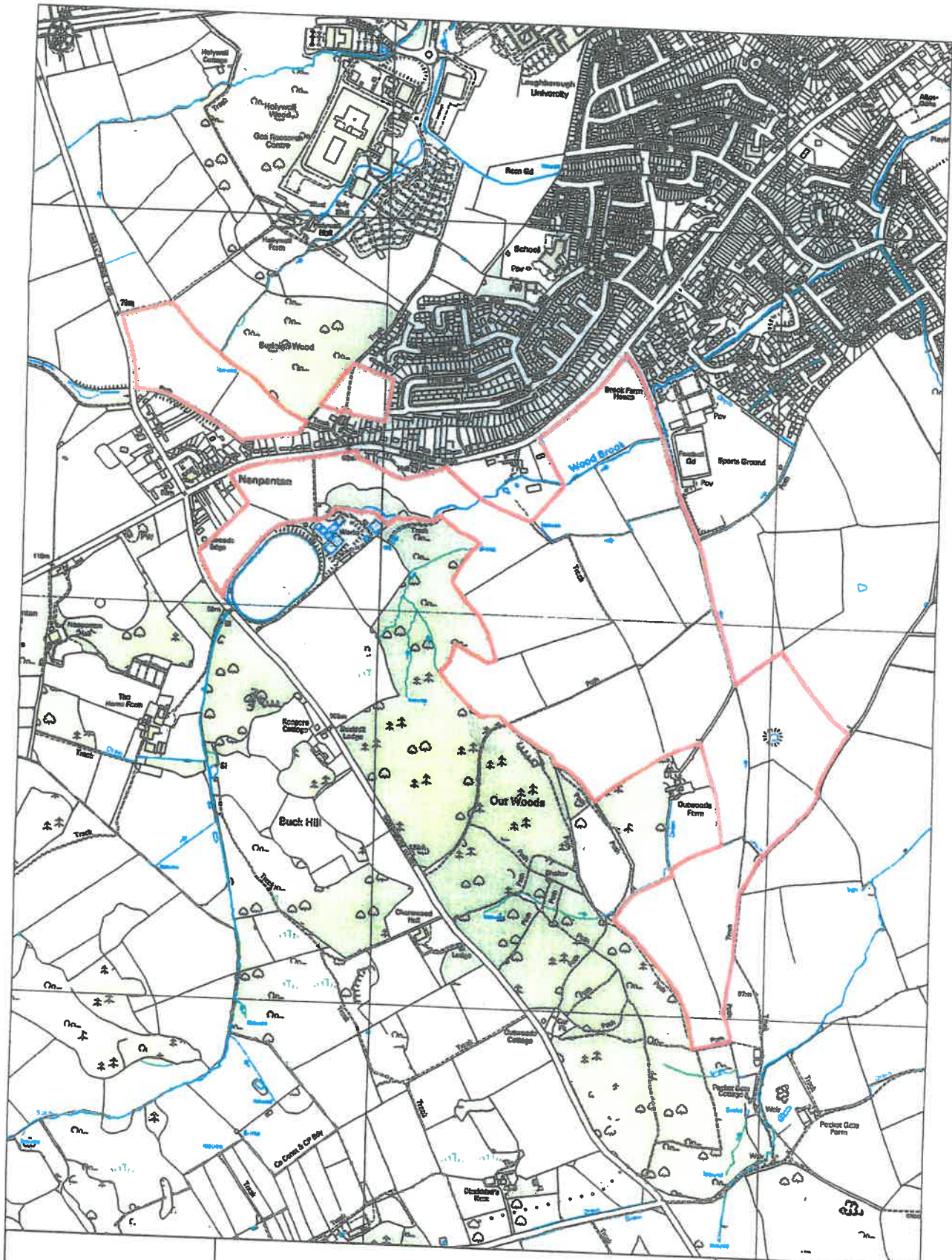
Witness signature:  31 November 2023
DHARMESH N. TANNA

Witness: Solicitor
Commissioner for Oaths
Address: S.R.A. 2378

..... **Moss Solicitors LLP**
80-81 Woodgate
Occupation: Loughborough
Leicestershire LE11 2XL

(No legal advice sought or given)

APPENDIX 1



 **E A Lane & Sons**
Chartered Surveyors
Established 1830

Parks Farm & Adjoining Land
Nanpantan, Leicestershire

Scale:- 1:10,000

APPENDIX 2

APPENDIX 3

**Leicestershire County Council
Proposed Addition of Public Footpath, Leconfield Road, Nantantan,
Loughborough.**



Key

Public Footpath Proposed to be Added (A-B-C-D-E)

Environment & Transport Department
County Hall, Glenfield,
Leicestershire LE3 8RU
email:footpaths@leices.gov.uk
Director: Ann Gamuthers



Plan No.M1269
Scale 1:2500

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APPENDIX 4



**Leicestershire
County Council**

E A Lane & Sons
100 Regent Road
Leicester
LE17DG

Date: 02 August 2006
My ref: PDS/AH/LH/541/Charnwood
Your ref: NCM/CEA
Contact: Ms Laraine Hawkins
Phone: 0116 265 7189
Fax: 0116 265 7133
Email:

Dear Sir

RE: HIGHWAY BOUNDARY – LECONFIELD ROAD, LOUGHBOROUGH.

I refer to your enquiry regarding the above dated 24th July 2006.

I can confirm that according to the records, Leconfield Road is regarded as highway maintainable at the public expense, within the meaning of the Highways Act 1980, and does appear to extend up to the boundary of the land shown edged on your enclosed plan.

It is the practice of the County Council to make a charge of £15.00 + VAT towards the cost of research and administration, therefore please find attached invoice number 15705032 in respect of this service.

I trust this information is of assistance.

Yours faithfully

Allan Headley
Team Leader
On behalf of the Director

Department of Highways, Transportation and Waste Management
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RJ
Telephone: 0116 265 7127 Fax: 0116 265 7014 Minicom: 0116 265 7334
Email: ht&wm@leics.gov.uk

Director, Matthew Lugg





Rodgers Leask Limited
 Consulting Traffic Transportation Civil & Structural Engineers

DC/DP/TD06/108.310107

31 January 2007

Duncan Clarke
 Leicestershire County Council
 County Hall
 Leicester Road
 Glenfield
 Leicester
 LE3 8RJ

COPY

Dear Duncan

LECONFIELD ROAD, NANPANTAN

I refer to our recent discussions in respect of a new field access at the above location.

As you are aware, our Client owns the field which abuts the end of Leconfield Road. This field is currently served from an access onto Snells Nook Lane and via a farm track to the field gate. This means of access will shortly be no longer available to our Client due to reorganisation of the farmland. As a consequence, our Clients field will become landlocked.

Please find enclosed drawing number TD06/108-001, which shows our preliminary access proposals. As previously discussed, the access would be taken from the hammerhead on Leconfield Road adjacent to house number 116. It would be a dropped kerb access with a tarmac surface. A 12ft (3.60m) gate and a new fence would be provided along the boundary with Leconfield Road and an area of hardstanding would be provided within the site to allow vehicles to turn, thereby not creating a muddy area which could be transported onto the public highway.

Further to your request, I would advise that it is not possible to set the gate back 11m from the existing fence line. Once you enter into the site, the ground starts to rise fairly steeply after approximately 15m. Therefore, setting the gate 11m into the site would not allow the provision of an area of hardstanding of sufficient size to enable vehicles to manoeuvre within it. I am aware that this requirement was to allow vehicles entering the field to park off the public highway whilst opening/closing the field gate. However, the access to the field is to be taken from a quiet cul-de-sac, approximately 30m in length, which serves only 2 residential properties. Therefore, any obstruction caused by vehicles parking on the highway to open/close the gate would be very temporary in nature and would be unlikely to cause any highway problems.

continued

Role Mill 49 Canal Street Derby DE1 2RJ Tel: 01332 285000 Fax: 01332 291728 Email: rlderby@rodgersleask.co.uk Website: www.rodgersleask.co.uk

Also at: Old House Gorsey Lane Coleshill Birmingham B46 1JU Tel: 01675 467850 Fax: 01675 466637 Email: rllbirmingham@rodgersleask.co.uk

43 Friends Road Croydon CR0 1ED Tel: 020 8604 8721 Fax: 020 8604 8722 Email: rllcroydon@rodgersleask.co.uk

Reg. Office: Role Mill 49 Canal Street Derby DE1 2RJ Company Reg. No. 2352923

01332 285000



DC/DP/TD06/108.310107

31 January 2007 – Page 2

Duncan Clarke - Leicestershire County Council

I trust that this information is satisfactory for your purposes and look forward to receiving your acceptance of our access proposals. However, should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

[Redacted signature area]

Dave Cheetham

DIRECTOR

Mobile: 07831 769882

Email: dave.cheetham@rodgersleask.co.uk

cc: Noel Manby – EA Lane & Sons ✓



Leicestershire
County Council



Rodgers Leask Limited
Role Mill
49 Canal Street
Derby
DE1 2RJ

Date: 9 February 2007
My ref: PDS/DEC/EN2007 7010 02
Your ref: DC/DP/TD06/108.310107
Contact: Duncan Clarke
Phone: 0116 2657196
Fax: 0116 2657133
Email: declarke@leics.gov.uk

Dear Mr Cheetham,

Proposed Agricultural Access off Leconfield Road, Loughborough

I refer to your letter dated 31 January 2007 and attached plan regarding the above.

I can confirm that the details submitted are generally acceptable. The area of hard standing shown on your plan behind the fence line should be surfaced in tarmac, concrete or other similar hard bound material. The access and hard standing should be no steeper than 1 in 15 for the first 6 metres and then 1 in 10 for the next 5 metres. Drainage shall be provided within the site to prevent surface water running from the site and into the highway.

I trust that the above information is sufficient however should require anything further then please do not hesitate to contact me.

Yours sincerely,


Duncan Clarke
Assistant Engineer
On behalf of the Director

Rodgers Leask Ltd	
12 FEB 2007	
JOB No TD06/108	
NAME	INITIAL
DC	J

Department of Highways, Transportation and Waste Management
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RJ
Telephone: 0116 265 7127 Fax: 0116 265 7014 Minicom: 0116 265 7334
Email: ht&wm@leics.gov.uk

Director, Matthew Lugg

www.leics.gov.uk



INVESTOR IN PEOPLE

Our Ref: NCM/CEA

14 May 2007

Mrs J A Monk
1 Woodgate
LOUGHBOROUGH
Leicestershire
LE11 2TY

Dear Mrs Monk

Re: The Helen Jean Cope Trust
Land to the west of Leconfield Road Nanpanton

Further to my various telephone conversations with Graham Freckleton regarding the oak tree at the west end of Leconfield Road Nanpanton, I write to advise you the tree was felled last Saturday 12 May 2007.

I have received a telephone call from a Professor Faulkner this morning expressing concern on behalf of a number of local residents about the removal of the tree.

I explained we had had the tree inspected and because of the fires which had taken place in the trunk of the tree, it was decided to fell the tree on safety grounds. I also advised Professor Faulkner that we were considering constructing a new "agricultural" access into the field. However, I propose to hold off submitting the necessary planning application for a month or six weeks to allow the dust to settle.

I will keep you informed of any developments.

Yours sincerely

NOEL MANBY

E.A.Lane & Sons

From: Noel Manby [noelmanby@ealane.com]

Sent: 22 May 2007 10:34

To: 'nanpantonres.@aol.com'

Subject: The Helen Jean Cope Trust - Land to the west of Leconfield Road, Nanpanton

Dear Sir

As discussed yesterday the oak tree was removed on safety grounds and I confirm that it is the Trustees intention to apply for planning permission to construct a new agricultural access off Leconfield Road to serve their land to the west.

Yours faithfully

N C Manby

Steve Cuff M: 07766 756616

E.A.Lane & Sons

From: Cllr. Jane Hunt [Cllr.Jane.Hunt@charnwood.gov.uk]
Sent: 24 May 2007 15:25
To: NanpantanRes@aol.com; noelmanby@ealane.com
Cc: Cllr. Peter Lewis
Subject: RE: The Helen Jean Cope Trust - Land to the west of Leconfield Road, Nanpantan

Dear Steve,

A number of people have contacted Peter and me about this topic this week. Peter emailed Peter Blitz regarding it and his response is copied below.

Hope that is of use, but let me know if you hear anything to the contrary.

Thanks,

Jane

Dear Peter

I have discussed this with Chris Buckingham and he tells me that the tree was not the subject of a TPO. The site is not in a conservation area, of course, and therefore the tree was not protected in any other way.

The land beyond the end of Leconfield Road is within the limits to development, as set out in the adopted local plan, but it is protected by designation as an open space of special character under the terms of Policy E/18, which says that:-

Planning permission will not be granted for development which would result in the loss of important areas of open land retained in public or private ownership which contribute to the character of a settlement either individually or as part of a wider network of open space.

This designation has been successful in securing the land as open space so far, and I don't see any obvious reason why this would not continue for the foreseeable future. Any removal of the current policy protection would require a due process to be instigated including consultation with the local community. The removal of the tree would not, in my view, constitute a change in circumstances that would make the prospect of development of the land any more likely.

I hope this answers your query.

Peter

Peter Blitz
 Team Leader - Development Control
 Directorate of Development
 Charnwood Borough Council
 Southfields, Southfields Road, Loughborough LE11 2TN
 Tel : (01509) 634738
 Fax : (01509) 219723
 Email : peter.blitz@Charnwood.gov.uk
 Web Site : www.Charnwood.gov.uk

-----Original Message-----

From: NanpantanRes@aol.com [mailto:NanpantanRes@aol.com]
Sent: 24 May 2007 15:20
To: noelmanby@ealane.com
Cc: Cllr. Jane Hunt; Cllr. Peter Lewis
Subject: Re: The Helen Jean Cope Trust - Land to the west of Leconfield Road, Nanpanton

E.A.Lane & Sons

From: Barbara James [barbarajames57@talktalk.net]
Sent: 30 May 2007 12:45
To: noelmanby@ealane.com
Cc: NanpantanRes@aol.com
Subject: leconfield road

Dear Mr Manby

I understand from Mr Cuff that you are seeking planning permission to construct a new agricultural access off Leconfield Road. As my property is adjacent to where this access would be, I am naturally concerned as to exactly what this would entail. I would be grateful if you would provide me with details of what is proposed.

I am also surprised at the timing of the felling of the oak tree as it is nesting season. I would appreciate your comments on this.

Yours sincerely
Barbara James

E.A.Lane & Sons

From: Noel Manby [noelmanby@ealane.com]
Sent: 31 May 2007 11:45
To: 'Barbara James'
Subject: LECONFIELD ROAD NANPANTON

Dear Mrs James

Thank you for your email.

It is proposed the new agricultural access be taken from the hammer head on Leconfield Road. It will be a dropped kerb access with a tarmac surface. A 12ft (3.6m) gate and new post and rail fence will be provided along the existing boundary with Leconfield Road and an area of hard standing will be provided within the field to allow vehicles to turn, thereby not creating a muddy area which could be transported onto the highway.

The timing of the removal of the tree may be considered unfortunate but had to be undertaken when the contractors were available.

Yours sincerely

N C Manby

Our Ref: NCM/CEA

25 June 2007

Charnwood Borough Council
Development Control
Southfields
LOUGHBOROUGH
Leicestershire
LE11 2TN

Dear Sirs

**Re: NG No. 9454, Land to the west of Leconfield Road, Nanpaton,
Loughborough**

Further to my correspondence with Georgina Williamson in late September/early October 2006, I enclose herewith a planning application for the construction of a new agricultural access to serve the above parcel of land.

I confirm Leicestershire County Council Highways Department have been consulted and I enclose herewith a letter received from Mr Duncan Clarke dated 9 February 2007 confirming the highway authority have no objection to the proposal as submitted.

If you require any further information in order to either register or consider the application please do not hesitate to contact me.

I look forward to hearing from you further as the application progresses.

Yours faithfully

NC\Manby

Encs

Planning Application I Part A – Print Version

New Legislation coming into force 10th August 2006

Revised 18th July 2006

Town and Country Planning Act 1990

Charnwood Borough Council,

Development Control,

Southfields, Loughborough,

Leicestershire, LE11 2TN

Telephone:- 01509 634726 or 01509 634771 Voicemail activated between 9am and 2pm

E-mail:- development.control@charnwoodbc.gov.uk Website:- www.charnwood.gov.uk



Charnwood

Leading in Leicestershire

1. Address/Location of application site.

NG NUMBER 9454, LAND TO THE WEST OF LECONFIELD ROAD, NANPANTON,
LOUGHBOROUGH, LEICESTERSHIRE

2. Site Area.....ha/m²

3. Does the applicant own or control any of the adjoining land? Yes or ~~NO~~

4. Full Description of the proposal.

CONSTRUCTION OF A NEW AGRICULTURAL ACCESS TAKEN FROM THE
HAMMERHEAD ON LECONFIELD ROAD ADJACENT TO HOUSE NUMBER 116.

5. Type of application (Please tick only one box)

- a) Change of Use only.
- b) Change of Use involving new build/alterations.
- c) Full Application for new building/alteration/extensions of other works.
- d) ~~Outline application for new buildings. (Please complete question 6)~~
- e) Reserved matters State planning application number of outline permission-----
- f) Renewal of temporary permission. State planning application number of previous permission-----
- g) Alteration or removal of a condition. State planning application number of previous permission-----State condition number-----

6. Outline application only (please tick which matters are included for approval now)

- a) ~~Layout - the way in which buildings, routes and open space are provided within the development and their relationship to buildings and spaces outside the development.~~
- b) ~~Scale - the height, width and length of each building proposed in relation to its surroundings.~~
- c) ~~Appearance - the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.~~
- d) ~~Access - this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.~~
- e) ~~Landscaping - this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.~~

7. ACCESS: Does the proposal involve:

- a) a new vehicular access? Yes or ~~No~~
 b) an altered vehicular access? ~~Yes~~ or No
 c) a new pedestrian access? ~~Yes~~ or No
 d) an altered pedestrian access? ~~Yes~~ or No

8. Does the proposal affect any trees? ~~Yes~~ or No If yes please indicate on plans.

9. Does the proposal involve any demolition? ~~Yes~~ or No If yes please indicate on plans.

10. Describe either the existing use of the site, or (if vacant) the last use and date vacated.

N/A

11. Drainage:

a) How will surface water be dealt with?

N/A

b) How will foul sewage be dealt with?

N/A

12. Please list all external materials to be used, stating make and type.

NEW 12FT (3.6m) GATE WITH POST AND RAIL SIDE FENCE. DROPPED KERB ACCESS
 WITH A TARMAC SURFACE AND AREA OF HARD STANDING WITHIN THE FIELD TO ALLOW VEHICLES
 TO TURN.

13. Please list the drawings and plans submitted with this application. (2 copies if application site is in
 Loughborough otherwise 3 copies of each plan.)

LOCATON PLAN AND DRAWING SHOWING ACCESS PROPOSAL.

14. Does this development involve anything other than houses or house extensions? Yes or ~~No~~
 If YES you should complete Planning Application 2.

15. Does this application relate to any dwelling in connection with agriculture? ~~Yes~~ or No
 If YES you should complete Planning Application 3.

16. Fee. The enclosed fee £135.00

NOTE: PLEASE CONTINUE ON PAGE 3 TO PROVIDE PERSONAL DETAILS.

Planning Application I Part B Print Version



Personal Details

July 18th 2006

Town and Country Planning Act 1990

Charnwood Borough Council, Development Control, Southfields, Loughborough, Leicestershire, LE11 2TN

Telephone:- 01509 634726 or 01509 634771 Voicemail activated between 9am and 2pm

E-mail:- development.control@charnwoodbc.gov.uk Website:- www.charnwood.gov.uk

I. AGENT

Contact Name MR N C MANBY

Company E A LANE & SONS

Address 100 REGENT ROAD
LEICESTER LE1 7DG

Telephone Number Business 0116 2336433

Telephone Number Mobile _____

Email noelmanby@ealane.com

2. APPLICANT

Contact Name TRUSTEES OF THE HELENJEAN COPE TRUST

Address C/O AGENT

Telephone Number Home _____

Telephone Number Mobile _____

Email _____

3. CERTIFICATE OF OWNERSHIP (Article 7)

I certify that:

~~a) at the beginning of the period of 21 days ending with the date of this application, nobody except the applicant was the owner of any part of the land to which the application relates, and that:~~

~~b) none of the land to which the application relates constitutes or forms part of an agricultural holding.~~

Applicant Agent

4. Signature and Date

Signed _____

Date 25 JUNE 2007

Data Protection Act 1998. The Act entitles individuals to a copy of any personal data held about them and gives the individual the right to have incorrect data corrected or erased (subject to the restrictions of the Act).

Planning Application 2 Revised March 1st 2006

Additional information for most applications (other than for new houses or house extensions)
See Notes overleaf. (Any correspondence submitted will normally be made public and displayed on our website)



Charnwood

Leading in Leicestershire

1. What is (are) the proposed main use(s) of the development?

Industrial (please answer Q2).....

Warehouse/Storage.....

Office.....

Shopping.....

Other (please specify) NEW AGRICULTURAL ACCESS

2. Industrial Development Only

Please describe fully the operations and any machinery involved

N/A

3. Does the proposal form part of a larger scheme?

If yes please give details. ~~YES~~/NO

4. Does the proposal relate to an existing use on the site or elsewhere?

If yes please describe relationship YES/~~NO~~

NEW AGRICULTURAL ACCESS TO LAND

5. Floorspace on the application site:

	Existing		Proposed Additional	
Industrial		sq.m		sq.m
Warehouse/Storage		sq.m		sq.m
Office		sq.m		sq.m
Shopping		sq.m		sq.m
Other		sq.m		sq.m
TOTAL		sq.m		sq.m

6. a. How many staff are employed on site at present?.....

b. How many staff will be employed in total after the development?.....

7. What arrangements will be made for parking/cycles/other transport arrangements/ servicing?
(Please give details or show on your plan(s))

CREATION OF HARD STANDING AND TURNING AREA IN FIELD

8. How many vehicles (excluding employees cars) will visit the site during a normal working day?

Cars	ONE	Light Vans	Lorries
------	-----	------------	---------

9. What are the proposed hours of use? DAYLIGHT

10. Does the proposal involve the use or storage of hazardous materials? ~~YES~~/NO

If yes please give details.

11. Have you provided any additional written information which forms part of your application? YES/~~NO~~



Charnwood

Leading in Leicestershire

Directorate of Development – Development Control
Southfield Road, Loughborough, Leicestershire. LE11 2TN

E A Lane & Sons
100 Regent Road
Leicester
LE1 7DG

14th September 2007

Please Contact: Ms G Williamson
Direct Line: 01509 634988
Voice mail activated between 9am – 2pm daily
Email: development.control@charnwood.gov.uk
Your Ref:
Fax: 01509 219723
Minicom: 01509 215996

Dear Sir/Madam

APPLICATION NO: P/07/1974/2
PROPOSAL: Creation of agricultural access.
LOCATION: End of Leconfield Road, Loughborough

Thank you for your application received on 27th June 2007 in respect of the above proposal. Please would you check that your proposal is described correctly and includes all proposed works that require permission. If you disagree with this description **please let me know as soon as possible** to prevent any delay in the processing of your application.

We endeavour to deal with all applications within set targets. However, because of the need to consult neighbours and expert bodies, this is not always possible. The application was considered to be valid on 31st August 2007 and the target date to determine your application is 26th October 2007. If we have not decided your application by then you can appeal as if we had refused your application. (see over for details)

If you have any questions or require further information, please contact Ms G Williamson on 01509 634988. If you are proposing building operations as part of the development, you may need approval under the Building Regulations. If you have not already done so, you are advised to check with the Building Control Service – telephone 01509 634924/634757.

Please use Planning Explorer to browse the Development Control database to track the receipt, progress of planning applications and view the application as submitted (forms and plans) together with the consultation responses and the decision notice when issued. <http://www.charnwood.gov.uk/environment/conditionsofuse.html>

The majority of applications are determined under delegated powers by the Director of Development, if however your application is decided by a Plans Committee, you have a right to speak at the Committee. Please note that if you wish to have the opportunity to speak, you must **confirm this in writing** within 21 days of the date of this letter.

Yours faithfully

Ms Georgina Williamson

Planning Officer



TOWN AND COUNTRY PLANNING ACT 1990

Thank you for your application dated 25th June 2007 which I received on 27th June 2007.
If I find that your application is invalid because it does not comply with the statutory requirements then I shall write to you again as soon as I can.

If, by 26th October 2007

- * you have not been told that your application is invalid; or
- * you have not been told that your fee cheque has been dishonoured; or
- * you have not been given a decision in writing; or
- * you have not agreed in writing to extend the period in which the decision may be given,

then you can appeal to the Secretary of State for Communities and Local Government (DCLG) under section 78 of the Town and Country Planning Act 1990. You should appeal within three months using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel: 0117 372 6372; Web-Site: www.planning-inspectorate.gov.uk). This does not apply if your application has already been referred to the DCLG.

A useful resource is the Planning Portal with guidance, information and relevant links to assist in the appeals process: www.planningportal.gov.uk

GRANT OF PLANNING PERMISSION



Directorate of Development – Development Control
Southfield Road, Loughborough, Leicestershire. LE11 2TN

To: E A Lane & Sons
100 Regent Road
Leicester
LE1 7DG

Details of Application

APPLICATION No: P/07/1974/2
PROPOSAL: Formation of agricultural access.
LOCATION: End of Leconfield Road, Loughborough
APPLICANT: Trustees of the Helen Jean Cope Trust

Details of Decision

Charnwood Borough Council has considered this application under the Town and Country Planning Act, 1990, and grants permission for the development described in the submitted documents and on any accompanying plans and drawings.

This permission is granted subject to conditions. The conditions of this permission, and the reasons why they have been imposed, are as follows:

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The hedge located on the east boundary of the application site shall be retained and maintained. Any part of the hedge removed, dying, being severely damaged or becoming seriously diseased shall be replaced, with hedge plants of such size and species as previously agreed in writing by the local planning authority, within one year of the date of any such loss.

REASON: The hedge is an important feature in the area and its retention is necessary to help screen the new development, maintain the wildlife corridor and a possible habitat for bats.

3. A suitable tree, the siting, size and species of which shall first be agreed in writing by the local planning authority, shall be planted, generally in the location of the Oak tree removed earlier this year, during the first available planting season following the formation of the access and, should it fail, it shall itself be replaced within the first available planting season following such loss.

REASON: The tree is an important feature in the area and this condition is imposed to make sure that there is no long term loss to the overall appearance and character of the area.

The requirements of these conditions must be complied with.

Continued.....

PLEASE READ THE IMPORTANT NOTES ON THE BACK OF THIS FORM

NOTES

Please quote the application number included at the top of the decision notice whenever you contact us.

This notice grants planning permission only. It does not allow the demolition of a listed building, for which a separate consent is needed. If you are carrying out building work, you should check whether you need approval under the Building Regulations. If you are carrying out works on highway land, you should check whether you need the approval of Leicestershire County Council. You are also advised to check whether any restrictive covenants apply to the application site.

Appeals to the Secretary of State for Communities and Local Government (DCLG)

You can appeal to the DCLG against our decision to include conditions on this planning permission.

You must appeal within six months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel: 0117 372 6372; Web-Site: www.planning-inspectorate.gov.uk). The (DCLG) can allow a longer period for making an appeal, but will not normally do so unless there are special circumstances to justify any delay.

A useful resource is the Planning Portal with guidance, information and relevant links to assist in the appeals process: www.planningportal.gov.uk

The (DCLG) need not consider an appeal if it seems to him that we could not have granted planning permission for the proposed development or could not have granted it without the conditions we have imposed, having regard to planning law, to the provisions of any development order and to any directions given under a development order.

In practice, the (DCLG) does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the (DCLG).

Purchase Notices

If either we or the Secretary of State grants permission conditionally, 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. 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.

Access and provision for disabled persons.

If your proposal involves shops, offices, factories, educational buildings & buildings to which the public are to be admitted, you should check the requirements of the Chronically Sick & Disabled Persons Act 1970 (Sections 4,7,8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons within the building. You should also check the Code of Practice B.S. 5810 : 1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2, Park Street, London, W1A 2BS and (in so far as educational buildings are concerned), to Design Note 18" Access for the Disabled to Education Buildings".

Access for fire brigade.

Where you make an application for approval under the Building Regulations for the erection or extension of a building, the Council will have to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade; and
- (b) that the proposed works will not make inadequate any existing means of access for the Fire Brigade to a neighbouring building.

P/07/1974/2

The following notes should be taken into account when carrying out the development:

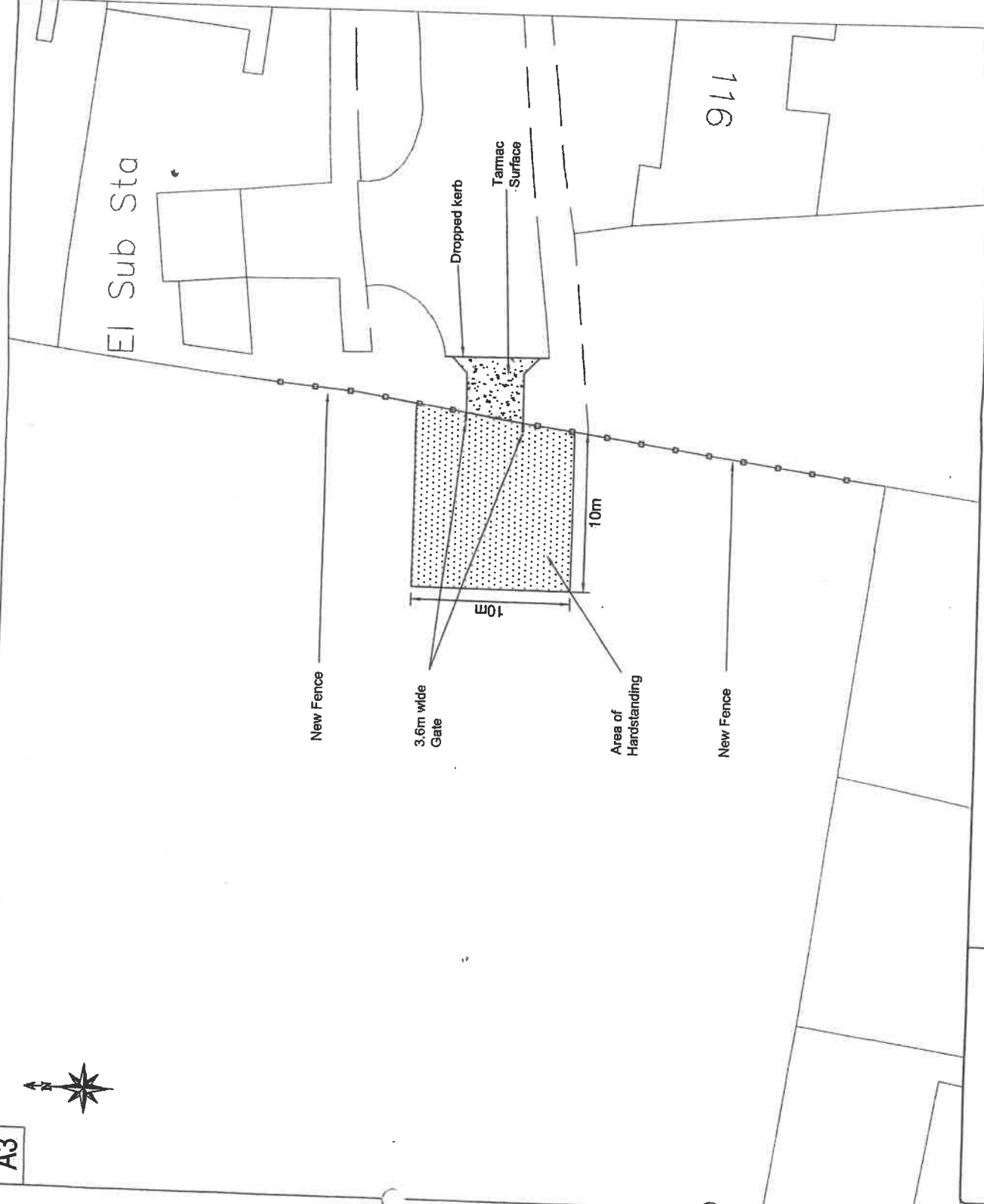
1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies EV/18 and EV/20 of the Borough of Charnwood Local Plan (adopted 12th January 2004) have been taken into account in the determination of this application. The proposed development complies with the requirements of these Local Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
3. Please contact Mr Buckingham, the Council's Landscape Officer, on 01509 634766 to discuss details of an appropriate replacement tree species and its siting.

Date of Decision: 26th October 2007


David C Hankin
Director of Development

General Notes.

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialist drawings and specifications.
3. All dimensions are in millimetres unless noted otherwise. All levels are in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the Engineer immediately.



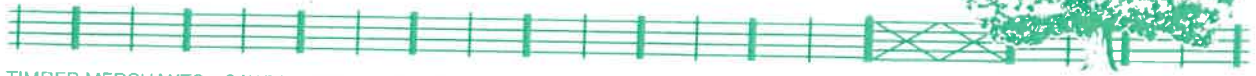
A3

<p>Rodgers Leask Limited Consulting Public Transport, Civil & Structural Engineers 10th Floor, 49 Canal Street, Sydney, NSW 2011 Tel: 011 612 9332 0000 Fax: 011 612 9332 0978</p>	
<p>Project: Proposed Access</p>	<p>Scale: 1:250</p>
<p>Client: E A LANE & SONS</p>	<p>Project No: 17006/108</p>
<p>Project Title: Lecconfield Road, Narpanpton</p>	<p>Figure No: Figure 001</p>
<p>Drawn: []</p>	<p>Checked: []</p>
<p>Date: []</p>	<p>Date: []</p>

GEORGE WALKER Ltd

EST. 1814

FOSSEWAY SAWMILLS TELEPHONE: (0116) 260 8330
 SYSTON FAX: (0116) 269 7450
 LEICESTERSHIRE www.george-walker.co.uk
 LE7 1NH email: sales@george-walker.co.uk

**A COMPLETE TIMBER AND FORESTRY SERVICE**

TIMBER MERCHANTS • SAWMILLERS • TANALITH PRESERVATION TREATMENT • FENCING SPECIALISTS • FORESTRY • TREE SURGERY

Attention: N Manby
 E A Lane & Sons
 100 Regent Road
 Leicester
 LE1 7DG

Dear Sir

Re: Gate At End Of Leconfield Road

Further to your letter I thank you for the opportunity to quote as follows:

1. cut down, remove and dispose of existing hedge to create an approx. opening of 11 metres. Use JCB to level the ground across the opening to allow for installation of gate and fence to close off the opening

Our price £240 + Vat

2. supply and erect one 3.6m wide galvanised steel gate complete with two 2.4m 200 x 200 topped posts and galvanised ironwork.

One 3.6m bay four rail nail-on fencing to BS SPR 13/4 to be supplied and erected to each side of gate to close off to remaining hedge on each side

Our price £425 + Vat

I hope this is helpful to you, any query please give me a ring.

Yours faithfully

Robert Toon

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E A Lane & Sons
Attention: N Manby
100 Regent Road
Leicester
LE1 7DG

COPY

INVOICE

INVOICE NO	45118
DATE	31/05/2008
YOUR ORDER NO	
ADVICE NOTE NO	

VAT NO. 113 9007 05

QUANTITY	DETAILS .	UNIT PRICE	PER	NET AMOUNT
	Ref: Leconfield Road, Nanpantan			
	Cut down and remove existing hedge			240.00
	Supply and erect 3.6m galvanised steel gate with fencing			425.00

VAT RATE 17.5%

TOTAL NET AMOUNT	665.00
TOTAL VAT AMOUNT	116.38
INVOICE TOTAL	781.38

TERMS:

Account holders to pay by end of month following month of invoice.
 Non account holders to pay within seven days of date of invoice.
 Please notify us in writing within seven days of any queries regarding this invoice.
 The above goods remain the property of George Walker Ltd until paid for in full.
 We reserve the right to charge interest on the overdue accounts at base rate plus 8%.

APPENDIX 5

SIGNS AT LECONFIELD ROAD NANPANTAN – 17TH JUNE 2020



SIGNS AT LECONFIELD ROAD NANPANTAN – 21st JULY 2021



**New Gateway, Leconfield Road, Nanpanton
Photographs taken 17 June 2008**



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