

8th April 2024

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Planning Application at Power Point Business Centre, 122 High Street, Earl Shilton, Leicester, LE9 7LQ

Dear Sir / Madam,

The following points form part of the above planning application & it is requested they be considered fully:

Relevant Policies

National Planning Policy Framework:

- 2. Achieving sustainable development
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding, and coastal change

Local:

Adopted Core Strategy 2009

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 2: Regeneration of Urban Centres

Hinckley & Bosworth Council Tourism Strategy 2024-28

Summary

1). Visual Impact & Screening of the site The proposed changes are to all elevations of the property. The proposals will be visible from the public road, please see accompanying drawing 0329 (A) GA 003 - Site Plan. The proposal is to convert the existing disused commercial property into high quality short term lets, for tourism / visitors to the area. The existing site has a number of levels, as shown on drawing 0329 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. However a provision is to be made for accessible ramps to be installed to make the Ground Floor of the property accessible. There are no new windows on elevations that face other properties, so neighbouring properties privacy will not be affected.

2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or rainwater runoff.

3). Highways considerations The proposals will not affect the affect the volume of traffic on the adjacent roads infrastructure.

4). Sustainability The materials chosen for the construction are to be energy efficient using internal insulation to walls & utilising high efficiency double glazed doors & windows, so as to have as low an environmental impact as possible.

5). Amenity The proposal is to allow the disused commercial building to be repurposed for use as short term lets. This is supported by the Hinckley & Bosworth Council Tourism Strategy 2024-28 as described below:

Theme 1 - More visitors staying overnight - 2 Seek to increase supply of guest accommodation within the borough.

The proposal will increase guest accommodation within Earl Shilton, which currently has very little.

Theme 3 - Sustainable Practices as a driver for success and profitability - 3 Uplift new day and overnight visitors that are generated based an improved 'well-being' offer.

Theme 4 - Accessibility recognised as good business sense - 1 Increase in visitors with access needs visiting and staying overnight - 2 Promote accessible accommodation packages

The proposals include accommodation of 2 apartments for those with accessibility issues, accessible accommodation is sorely lacking within the Borough. Accessible provision is maintained from the car park with it's reserved accessible spaces to the Ground Floor of the property.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson