

Delegated Report

Planning Ref: 26/00258/FUL

Applicant: Lysander

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Premier Homes Logistics Interlink Way South Stanton Under Bardon

Proposal: The installation of condensers, plant, louvre and a new door.

1. Recommendations

- 1.1. **Grant planning permission** subject to planning conditions outlined at the end of this report.

2. Planning application description

- 2.1 The proposed development comprises the installation of mechanical plant and associated ventilation infrastructure to the south elevation of the existing unit. The application is cross boundary with most of the site (approximately 60% of the site) under the jurisdiction of North West Leicestershire District Council. The corresponding application (26/00376/FUL) was approved by NWLDC on May 1, 2026. The section of the site under HBBCs jurisdiction is the southeast section and this assessment only considers this element of the proposal.
- 2.2 Works include:
- The installation of three external condenser units mounted at low level.
 - Installation of a new Air Handling Unit (AHU).
 - Provision of associated ventilation louvres to facilitate intake and extract, including:
 - 2no. 800mm x 300mm louvres
 - 2no. 900mm x 300mm louvres
 - 2no. 400mm x 300mm louvres
 - 2no. 1600mm x 1600mm louvres
 - Formation of a new Means of Escape (MOE) door within the south elevation.
- 2.3 All works are confined to the south elevation and southeast corner of the unit.

3. Description of the site and surrounding area

- 3.1. The site accommodates a large-scale building and associated development including internal circulation roads, parking and plant. It forms part of a wider industrial estate which is designated as an existing employment site. The application site is currently the Amazon depot which is located within the existing industrial estate of Interlink Park. The character of the area is defined by large warehouses and office buildings. The site is currently accessible from Interlink Way East and Interlink Way South.

4. Relevant planning history

05/00199/FUL

- Two B2/B8 industrial and warehouse units
- Permitted
- 15.06.2005

15/00908/FUL

- Addition of 4 access doors to southern elevation of distribution building
- Permitted
- 05.11.2015

18/00336/ADV

- Erection of 1 non-illuminated fascia sign
- Advertisement consent
- 25.05.2018

18/00345/FUL

- New security fencing and gates to be installed at main entrance
- Application returned
- 11.04.2018

21/00627/FUL

- Alterations to the internal circulation routes, the erection of gate houses, erection of security gates and associated works including lighting (Cross boundary application with North West Leicestershire)
- Permitted
- 25.08.2022

21/00733/FUL

- Alterations to an existing warehouse including the erection of external plant, an external door, the installation of an internal mezzanine and associated works (Cross Boundary application with North West Leicestershire)
- Permitted
- 21.04.2022

22/00863/NMA

- Non-material amendment to planning permission 21/00733/FUL. Amendment to consist of addition of 17 new louvres, relocate external louvres and the addition of a condenser unit
- Permit non-material amendment
- 07.10.2022

22/01106/NMA

- Non material amendment to planning permission 21/00627/FUL to amend the approved plans to allow for alterations to the location and size of the gatehouses, erection of a kiosk, and the addition of external staircases, Armco barriers and security gates
- Permit non-material amendment

- 01.12.2022

5. Publicity

- 5.1 The application has been publicised by sending out letters to nearby units. No responses have been received.
- 5.2 The responses can be read in full on the Council's website.

6. Consultation

- 6.1 There have been no objections from the following consultees:
- North West Leicestershire District Council
 - Hinckley and Bosworth ES Pollution
- 6.2 There have been no comments received from the following consultees:
- Stanton Under Bardon Parish Council
- 6.3 No further responses have been received.
- 6.4 The responses can be read in full on the Council's website.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 21: National Forest
 - Policy 22: Charnwood Forest
- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM3: Infrastructure and Delivery
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.4 Other Relevant Guidance:
- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)

- HBBC's Landscape Character Assessment (LCA) (2017)
- HBBC's Landscape Sensitivity Assessment (LSA) (2017)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. As the extensions and alterations relate to an existing warehouse, the proposal is considered acceptable in principle. The key issues in respect of this application are therefore:

- Design and Impact upon the character of the area
- Impact upon residential amenity

Design and Impact upon the character of the area

- 8.2. The proposals relate to external alterations, elevational changes and additional plant. The scale, design and size of the proposals are proportional to the scale of the existing site and building and would have a negligible visual impact on the building or wider area. The proposed works are minor and, given the site's industrial location and employment use, are not considered to be out of context with the surrounding area.
- 8.3. Given the unit's location along Interlink Way and the presence of dense vegetation forming a green buffer between the unit and the main highway (West Lane) to the east, public views of the proposal would be limited, and in any case viewed in the context of the existing use and buildings.
- 8.4. The proposed external materials are not considered to be out of keeping with the character of the site or the surrounding area.
- 8.5. The proposals are therefore considered to fully comply with Policy DM10 of the SADMP (2016) and the Good Design Guide.

Impact upon residential amenity

- 8.6. The nearest residential dwelling to the site is approximately 300m to the northeast, on South Lane. The proposals would therefore not result in detrimental residential amenity impact and would comply with the Good Design Guidance and Policy DM10 of the SADMP (2016).

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

- 11.2 **Conditions**

1. The development hereby permitted shall be begun before the expiration of three 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 the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Application Form
- Proposed Elevations, Drg No. 25122 - ASA - 00 - WH.ZZ - D - A - 0005 _ S0 - Rev P03
- Proposed Site Plan, Drg No. 25122 - ASA - 00 - EX.SI - D - A - 0003 _ S3 - Rev P03
- All received by the Local Planning Authority on 18/03/26

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified on the approved drawings.
Reason: To ensure a satisfactory standard of external appearance.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).