
From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 01 October 2024 14:47
To: Grant Perks <Grant.Perks@hinckley-bosworth.gov.uk>
Subject: RE: 24/00743/FUL Change of use 52 Coventry Rd Burbage

Hi Grant

That's fine- no further comments and no objection if that is done.

Kind regards

Giles Rawdon

Environmental Health Officer
(Environmental Protection)

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From: Grant Perks <Grant.Perks@hinckley-bosworth.gov.uk>
Sent: 01 October 2024 14:37
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: 24/00743/FUL Change of use 52 Coventry Rd Burbage

Hi Giles,

24/00743/FUL Change of use 52 Coventry Rd Burbage

The above application has got an extension of time agreement to be determined by Planning today. However, I'm in the middle of my officer delegated report and I note your comments and thus I haven't sent you a reply to your questions attached to your initial response (as attached above).

Nevertheless , to ensure this application is approved today, I have supplied further information (in relation to your query), which I hope will satisfy any concerns/objections you may have regarding the proposed change of use:

- The existing property is a detached building identified as residential use , but appears to have been un-occupied for some time.
- The proposed/approved dentist use was never implemented.
- I have also changed the proposal description to :
Change of use from single residential unit (Class C3) to Office (Class E(g)(i): an office to carry out any operational or administrative function)
- *The owner/applicant informs me the office will be used for the administration of his Construction Project Management Company and will not require passing trade, and will be limited in number of clients visiting. The office space will support up to five members of staff and will require use of the off-street parking area. In view of this however, I think controlling hours of use (i.e when staff can visit and work) would be unreasonable.*
- *Notwithstanding the above information from the owner, in consideration of the company operation is related to construction , I will add a condition to approval the does not allow the storage of building materials , construction waste, HGVs and construction plant machinery to be stored/parked within the proposal site.*
- *The application does not propose or require external equipment i.e extraction or ventilation , however I will add an informative to the approval that reminds any external alterations additions would require further submission of a planning application to be determined by the LPA.*

If you can provide a subquent e-mail/ comments to you previous e-mail by today that would be most helpful.

Many thanks

Grant

Grant Perks BA(Hons)TP. AssocRTPI
Planning Officer

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