



STAT Planning

Planning Statement

Planning Application for a replacement Meeting Hall (Class F.1) and associated works at Swedish Cottage, Leicester Road, Earl Shilton, LE9 7TJ

on behalf of

Mostyn Gospel Hall Trust

October 2024



CONTENTS

	Page
1. INTRODUCTION	2
2. SITE AND SURROUNDING AREA	3
3. PROPOSED DEVELOPMENT	7
4. PLANNING POLICY	12
5. ASSESSMENT AND CONCLUSION	16

Client:	Mostyn Gospel Hall Trust			
Job Ref:	KC0066			
Document:	Planning Statement for the demolition and relocation of the meeting hall			
Address:	West of Swedish Cottage, Leicester Road, Earl Shilton, LN9 7TJ			
Issue:	Date:	Prepared by:	Reviewed by:	Authorised by:
1	18/10/24	SK	KC/SS	KC



1. INTRODUCTION

1.1 This statement is submitted in support of a planning application for a replacement Meeting Hall (Class F.1) with associated works to the west of Swedish Cottage, Leicester Road, Earl Shilton, LE9 7TJ. The statement should be read in conjunction with other supporting information supplied as part of the planning application including:

- Application Forms
- Site Location Plan
- Existing floor plans and elevations
- Proposed Block Plan
- Proposed Floor Plan and Elevations
- Biodiversity Net Gain Metric

1.2 The following sections of the statement provide a description of the site and its surroundings, details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.

1.3 This statement demonstrates that, when considering local and national planning policy, the development is acceptable in principle. There are no other material considerations which would render the proposal unacceptable in planning terms. Therefore, it is respectfully requested that the application is viewed favourably and approved without delay.



2. SITE AND SURROUNDING AREA

- 2.1 The application site is located on the northern side of Earl Shilton to the east of Leicester Road, where the site is located on a small slip road off Leicester Road as shown in Figure 1 below. Planning Permission was granted in September 2023 for the change of use and alteration to the existing commercial building to meeting hall with associated access, parking and ancillary works (planning ref 23/00596/FUL).



Figure 1: Application Site

- 2.2 Figure 2 shows the current site and immediate surrounding site which includes a redundant commercial building, car park and the adjacent dwelling that shares the commercial access at present. A portacabin is also located within the car park and was used as an office in association with the business. The dwelling has a large garden to the rear and eastern side. To the north of the commercial building is a paddock and to the west is a yard area that is partly grassed over. The site is enclosed by fencing and mature vegetation. At present there is a single gated access into the site.

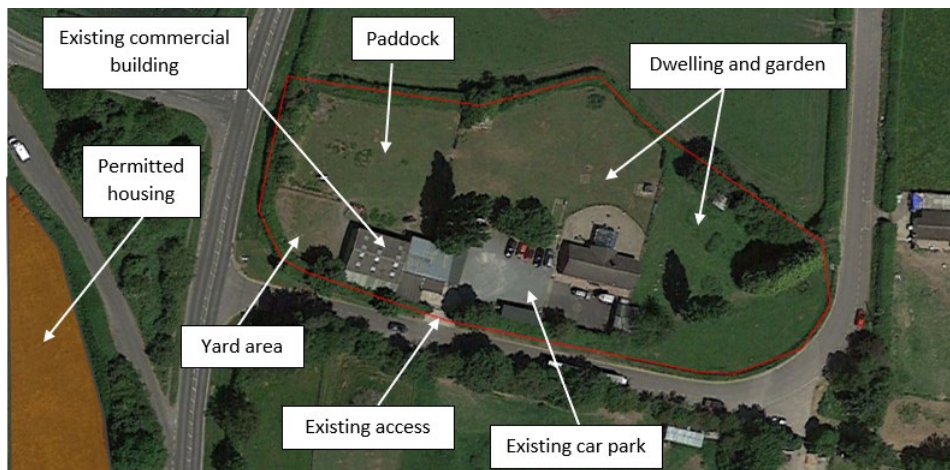


Figure 2: Existing wider site context

2.3 The following photographs show the site at present. The commercial property is currently vacant, however, planning permission was obtained in June 2023 (Ref: 23/00596/FUL) for its re-use to a meeting hall and a new access to the adjacent dwelling. Figure 3 below shows the existing front (east elevation) of the commercial building, portacabin and car park area. Figure 4 is the rear of the building (north and west elevations) showing the partly grassed over yard.



Figure 3: Commercial building, portacabin and car park



Figure 4: Commercial building and yard area



- 2.4 Earl Shilton urban area lies 150m south of the site, but will be extended on the erection of the new housing to the west of Leicester Road. The settlement is accessed via the footpath on Leicester Road and Spring Gardens, a public right of way opposite the site. Earl Shilton High Street is 350m to the south with a range of shops, services and community facilities. The location of the site is within walking and cycling distance of this wide range of amenities and a regular bus service connects on the High Street providing connections to Hinckley and Leicester.
- 2.5 The area subject to this application is shown in red below with the wider site outlined in blue.

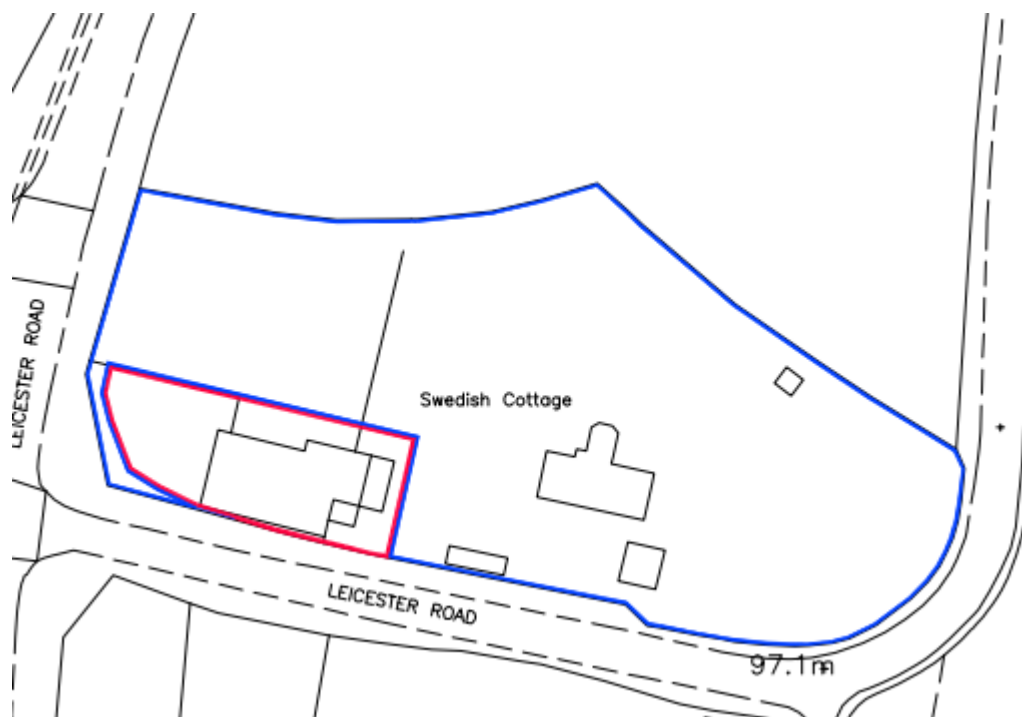


Figure 5: Application site

Planning History

- 2.6 Planning permission was granted for the 3 bedroomed bungalow in 1989 (ref: 89/00373/4). A subsequent Certificate of Lawfulness was permitted in 2001 (ref: 01/00230/CLU) for the removal of the agricultural tie attached to the dwelling.
- 2.7 Planning permission was granted in 1999 for the change of use of the agricultural building to retail sales of animal and pet food (ref: 99/00195/COU).



- 2.8 In September 2023 permission was granted for the change of use of the commercial building to a meeting hall with car parking and the creation of a new access to service the existing dwelling (ref: 23/00596/FUL). The approved layout is shown below and includes the partial demolition of some sections of the building.

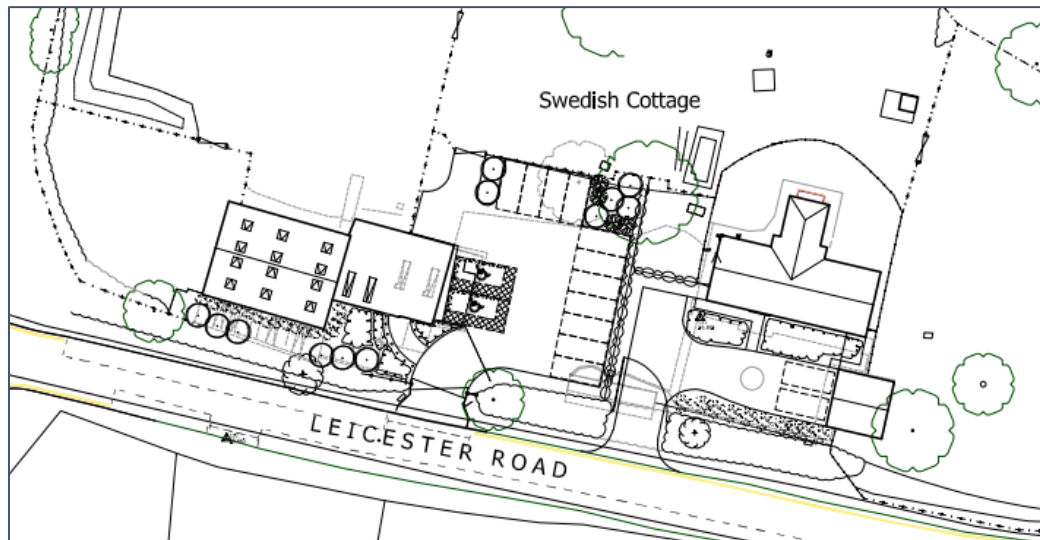


Figure 6: Approved change of use to Meeting Hall, car park with new access

Designations

- 2.9 The site is not within any landscape, ecological or heritage designation. The building is not at risk of flooding.



3. PROPOSED DEVELOPMENT

- 3.1 The proposal is to demolish the existing meeting hall and relocate it slightly to the west of the site. The car parking would be reconfigured providing two additional spaces. The replacement hall would enable a more energy efficient building of a smaller footprint. The existing access would be retained and a new gate installed set back from the edge of the highway. Additional landscaping would be undertaken along the boundaries. There are no changes to the meeting hall use of the site as approved in the September 2023 consent. The plan below shows the proposed layout of the site.

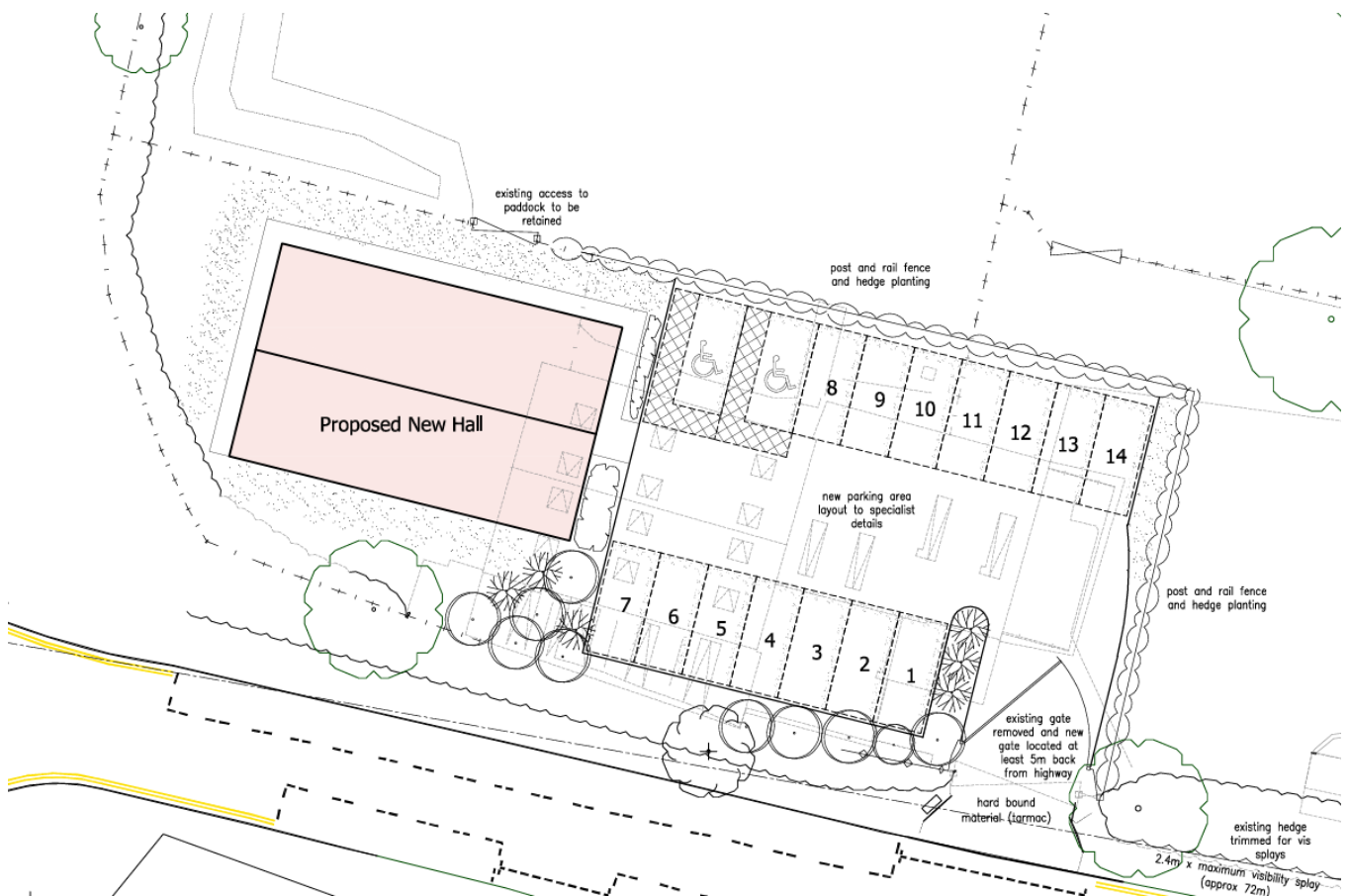


Figure 7: Proposed site layout



3.2 The building would be used by the Plymouth Brethren Christian Church (www.plymouthbrethernchristianchurch.org) as a local meeting hall for congregation members in the surrounding area. The group have been searching for a local meeting hall for several years following the growth in members and to replace a facility in the West End area of Leicester which had been in use for 60 years, but became unsuitable and finally closed in 2019. Since that time and in the absence of a formal meeting place, members have been meeting in private houses which is not a sustainable arrangement. The need for the facility is, therefore, urgent.

3.3 Use of the meeting room would generally follow the below pattern with members attending set out in the following table, however, small groups may meet from time to time outside of this schedule.

Schedule of meetings and members attendance

Day	Time of Meeting	Frequency	Members Attending	Vehicles
Sunday	6:00am	Weekly	38-45	9-10
Sunday	5:30pm	Every 6 weeks	38-45	9-10
Monday	7:00pm	Weekly	38-45	9-10

3.4 In addition to Christian worship, the church group place great emphasis on charitable duties and working with the local community through Rapid Relief Team (rrtglobal.org). This is a charity organisation of volunteers from the church group set up to provide fast response support services to those urgently in need, such as providing meals to those in the locality facing hardship, to disaster relief globally. This planning proposal will provide a vital meeting hall for this charity work.

Design and Layout

3.5 The proposed demolition of the permitted meeting hall and the relocation of this building further west would allow for the better use of the site and a more energy efficient building of improved physical appearance. The replacement meeting hall does not increase the footprint of what currently stands on the site, nor does it increase in scale, indeed the hall would be on a reduced footprint. The proposal is to relocate the meeting hall to the west, which is currently utilised as a service yard located to the rear of the existing building.



- 3.6 The proposed meeting hall would accommodate a meeting/reception room, male, female and disabled toilets, foyer and kitchen facilities, which is consistent with what was previously approved.

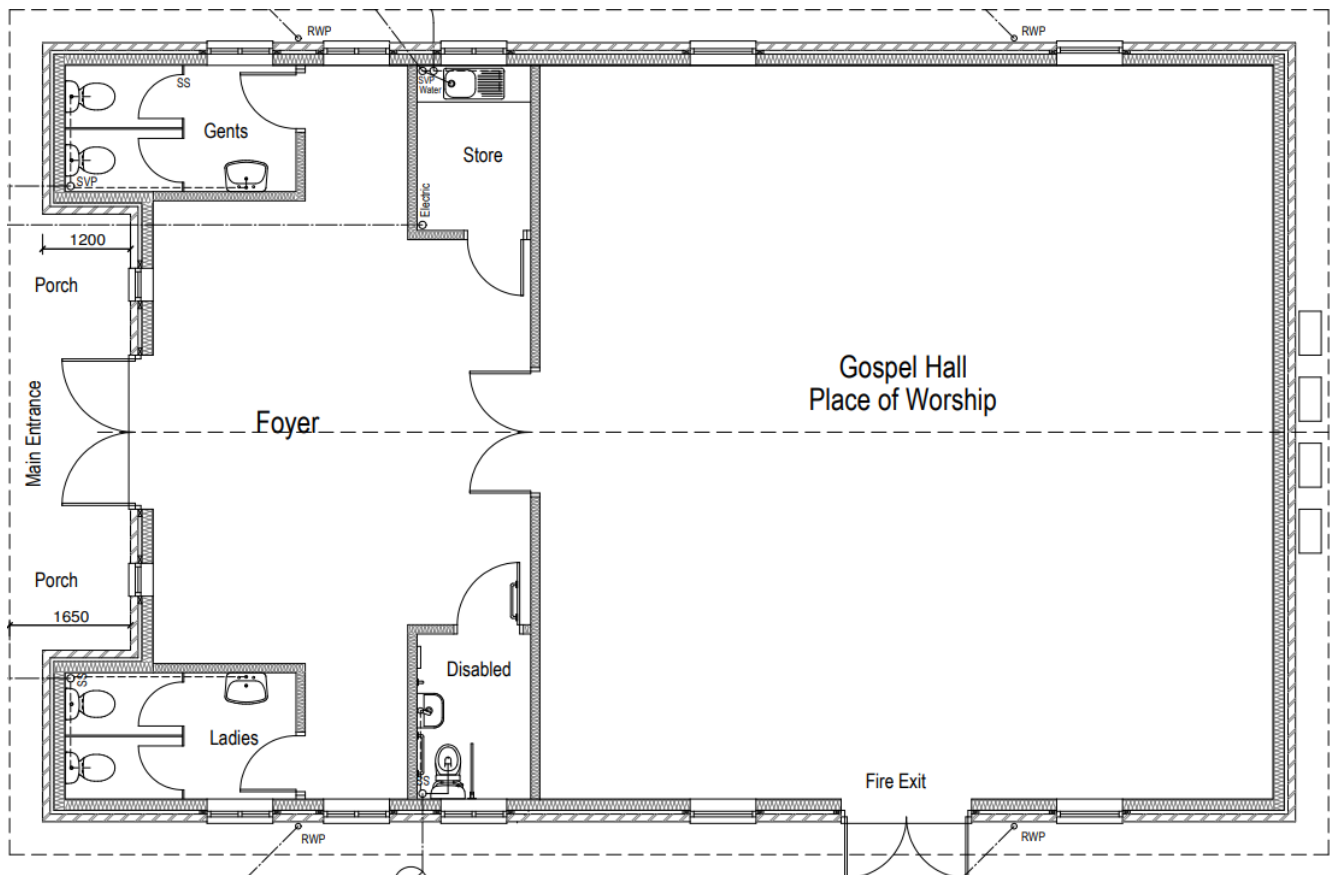


Figure 8: Proposed internal layout

- 3.7 The existing access off Leicester Road would be retained as the access for the meeting hall with a new gate setback to allow vehicles to pull off the highway to maintain safety standards. The car parking would be rearranged and slightly relocated to the west, sited where the existing buildings are located. The number of car parking spaces would increase by 2 providing a total of 14 plus 2 disabled spaces, the improved layout allows for vehicles to enter, manoeuvre and exit the site in forward gear.



3.8 The likely traffic movements to the site are shown below.

All meetings (Local Congregation)			
Household	Household	Number of people	Car
1	SL	4	1
2	JD	3	2
3	CT	6	3
4	PF	6	4
5	IT	5	5
6	SB	1	6 Car sharing
7	AO	3	
8	MO	5	7
9	CC	4	8 Car sharing
10	JB	1	
11	TD	2	9 Car sharing
12	BG	2	
TOTAL		42	9

3.9 The retained access allows for good visibility splays onto the slip road which connects to Leicester Road in both directions. This road is subject to a 60 mph speed limit, however, considering the distance from the junction to the access it is considered that there would not be vehicles travelling at 60mph past the access.

3.10 The external building will be clad in horizontal timber boarding above a brickwork plinth. The roof is formed of interlocking concrete tiles. The doors are to be made from aluminium or composite and the windows are white uPVC. The below drawings indicate the buildings proposed elevations.



Figure 9: Proposed Elevations



- 3.11 The boundary vegetation and trees would be retained. A new hedgerow would be planted forming the northern and eastern boundary with post and rail fencing. Additional landscaping would be completed around the site.

Biodiversity Net Gain

- 3.12 A Biodiversity Net Gain metric has been completed in line with the proposals and the statutory guidance. It confirms that there will be 17.72% biodiversity net gain on site, which is considerably above the statutory requirement of 10%.
- 3.13 Biodiversity Net Gain is to be achieved on site through the provision of modified grassland, nine individual trees, a native hedgerow and areas of introduced shrub. Further details on BNG can be found in the supporting report.



4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (the Act) requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, Government policy, principally the National Planning Policy Framework 2024, is material to the determination of planning applications.

4.2 The statutory Development Plan against which this application should be determined comprises Hinckley and Bosworth Core Strategy DPD 2009, the Site Allocations and Development Management Policies DPD (SADMP) 2016 and the Earl Shilton and Barwell Area Action Plan 2014.

4.3 Hinckley and Bosworth are currently in the process of updating their Local Plan with the Regulation 18 Consultation of the Draft Local Plan closing at the end of September.

Core Strategy DPD 2009

4.4 The Core Strategy DPD provides the overarching spatial strategy and vision for the development of the District up to 2026. The Plan contains a number of strategic policies to guide planning applications and subsequent development plan documents.

Site Allocations and Development Management Policies SADMP July 2016

4.5 The Site Allocations and Development Management DPD (SADMP) sets out detailed policies and allocations to deliver the requirements of the Core Strategy 2009. The policies which are considered most relevant to this application are set out below.

4.6 The Policies Map for the SADMP shows that there are no specific designations on this site.



- 4.7 Policy DM1: Presumption in Favour of Sustainable Development states that planning applications that accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 4.8 Policy DM4: Safeguarding the Countryside and Settlement Separation states that the countryside will be safeguarded from unsustainable development. The policy goes on to state that development in the countryside will be considered sustainable where it involves reuse or extension of an existing building which leads to the enhancement of the immediate setting or it contributes to economic growth, job creation and diversification of a rural business. Such development should not have a significant adverse impact on the countryside.
- 4.9 Policy DM10: Development and Design sets out that developments will be permitted providing no significant adverse effect on amenity, it complements or enhances the character of the surrounding area, the use of materials respects the existing, adjoining/neighbouring, it incorporates where appropriate landscaping, conservation of energy and sustainable drainage.
- 4.10 Policy DM17: Highways and Transportation outlines that development proposal will be supported where there is no adverse impact on highway safety and sustainable transport models can be maximised. All development proposals should reflect highway design standards.
- 4.11 Policy DM18: Vehicle Parking Standards states that all proposals for new development will be required to provide an appropriate level of parking provision.
- 4.12 Policy DM25: Community Facilities states that the council will support new facilities, and these should be located to minimise reliance on the car. Where facilities are established, it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.



Draft Local Plan Regulation 18 2024

- 4.13 SPO1 Sustainable Development: Development that accords with the policies in the Local Plan, and other relevant planning documents will be approved without delay unless material considerations indicate otherwise.
- 4.14 SPO8 High Quality Design: Development will be supported where it positively takes into consideration the adopted Hinckley and Bosworth Good Design Guide (SPD) and any other relevant national design guidance.
- 4.15 SP26 Development in the Countryside and settlement separation: development will be permitted for the provision or diversification of a community service. Such development should not have a significant adverse impact on the countryside.

National Planning Policy Framework (2023)

- 4.16 The National Planning Policy Framework (NPPF) provides overarching guidelines for the planning system and the purpose of planning is to help achieve sustainable development. Paragraph 11 of the Framework states “plans and decisions should apply a presumption in favour of sustainable development”.
- 4.17 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.18 Paragraph 89 confirms that policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more



sustainable.

- 4.19 Planning decisions should aim to achieve healthy, inclusive and safe places which provide social, recreational and cultural facilities and services the community needs.



5. ASSESSMENT AND CONCLUSION

- 5.1 This planning application is for a replacement meeting hall (Class F.1) with associated works to the west of Swedish Cottage, Leicester Road, Earl Shilton, LE9 7TJ.
- 5.2 The use of the site as a meeting hall is established in principle by the extant planning permission. This proposal seeks to replace the existing building with a more energy efficient structure and relocate it slightly to the west of the site where there would negligible impact on the site or surrounding area. The proposed will reduce the current footprint of the building and lower the overall built form.
- 5.3 The proposal will create a new single storey structure utilised as a meeting place for the Plymouth Brethren Christian Church. The existing vegetation and further planting around the site will provide screening from wider views. The building will have no greater impact than at present, as the size of the building will not exceed what is currently found on site. Whilst planning policy is silent on replacement community facilities outside settlement boundaries, the development would not change the permitted use and the amount of physical development would be reduced when compared to the permitted meeting hall. When applying planning policy in his context, the principle of a replacement meeting hall is considered acceptable.
- 5.4 In terms of other impacts, the site is not at risk of flooding, there would be no impact on heritage assets or ecological designations.
- 5.5 The meeting hall would utilise the existing access which has good visibility splays all within the applicant's control. Ample parking is provided within the site to meet the members needs with 14 spaces and 2 disabled spaces available. The church group is very conscious of sustainability and operates its own car sharing group with every meeting. The volume of traffic generated by the church is low and exiting and entering the site is considered to be safe in highway safety terms.



- 5.6 Importantly, no objections were raised by the highway authority or other statutory consultees to the extant meeting hall consent and this replacement building would not result in any changes to the permitted use.
- 5.7 Biodiversity Net Gain has been assessed for the proposal and it is confirmed that a gain of over 17% can be achieved on site through the provision of additional planting across the site.
- 5.8 The proposed use will ensure the approved social and cultural need for the meeting hall is met as well as facilitate the meeting place of the rapid response charity providing services to the local and wider community. Support and provision of cultural facilities for all sectors of the community is supported by national and local planning policies.

Conclusion

- 5.9 This statement has demonstrated that, when considering the Development Plan, the emerging Hinckley and Bosworth Local Plan and planning guidance, the replacement meeting hall will have improved energy efficiency, appearance, parking, landscaping and biodiversity. The development is in line with policy and no material considerations would render the proposal unacceptable in planning terms. In accordance with the Act, it is, therefore, respectfully requested that the application is viewed favourably and approved without delay.