

Sullivan Archer

From: plot64@talktalk.net
Sent: 02 June 2025 15:10
To: Sullivan Archer
Cc: Chris Brown; Tim Hartley; 'Sarah | Cadeby Tree Trust'; Bill Cullen
Subject: RE: Planning Application Ref. 25/00298/FUL: Officer recommendation.
Attachments: HT 21.05.25 Support for local business.pdf

Dear Sullivan,

Re the below, the entire site is held in trust and the beneficiaries are the immediate family members of the applicant that previously used to trade under the family name of Theobalds timber.

As you saw during your site visit, the existing businesses continue to relate to the timber industry and the growing of Christmas trees and ancillary businesses related to them. As you are aware, the growing of Christmas trees is season specific and plant and machinery is moved around and stored in the yard depending the cycle throughout the year, however, the whole yard is dominated by the distribution and storage of Christmas trees during the peak winter season.

The current application is speculative in some respects as linking the two existing buildings simply creates more covered storage and is a future proofing exercise creating infill development, rather than creating a separate building elsewhere in the yard at some point in the future. The likes of Tritax Big Box <https://www.tritaxbigbox.co.uk/about-us/> operate on a speculative basis and build out sites that are attractive to businesses but often they have no one end user in mind. Griffen Park at Desford <https://griffenpark.co.uk/> is another similar local example.

On a smaller local scale Jeff Penman gained permission for Tungsten Park on Coventry Road in Hinckley <https://www.tungsten.uk.com/hinckley-leicestershire> during my time at HBBC and Jeff only built the units out once he had secured a suitable tenant. The point I m making is, the proposed building has no specific end user in mind but will allow flexibility to the current users of the site as covered storage is always more preferable to open storage during the busiest and wettest periods of the season.

The proposed building will be a continuation of the existing built form within the site and will have no material impact on the existing setting of the site. As previously noted, the site is a long established local employment site and is recommended for retention in the Employment Land Review July 2024: New Farm Rural Industries, Ashby Road, Cadeby 4.71 B. *“Fit-for-purpose employment areas; where regeneration policy may mean alternative development is appropriate, but to be resisted if possible.”*

The applicant knows her business and the trends within the industry far better than the LPA, and exactly what will be needed to remain competitive and to continue to grow future market share and the flexibility of use of the proposed B8 building is part of the overall strategy to securing the continuing success of the associated businesses operating out of the site, which remain closely connected to the original Theobald business.

On this basis permission should not be unreasonably withheld, especially given the entire thrust of the current Government and indeed the Council is to support and encourage all economic growth within the Borough, because “forward thinking” is the watch word phrase at the moment, as per the title of the attached Hinckley Times article featuring Bill Cullen.

If you can confirm the officer recommendation prior to determination it would be very much appreciated and I m happy to meet on site to discuss the proposal further if required?

Kind Regards,
Simon

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 28 May 2025 09:23
To: plot64@talktalk.net
Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>
Subject: RE: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Good morning, Simon,

Thanks for getting in touch, and I hope you're well.

Whilst the offer to accompany me upon my site visit is appreciated, it was not required in these site-specific circumstances.

Page 87 of the Council's Employment Land Review (2024) confirms that New Farm Rural Industries is a recommended addition to the list of employment areas within the Borough. This does not suggest that New Farm Rural Industries is now an allocated employment site within the Borough, nor that Policy DM19 of the SADMP applies in this instance.

The only associated comment with this site within the Employment Land Review is that external storage area has steadily expanded within the wider site. This expansion and intensification of the use of the wider site can be seen to increase on historic satellite imagery since 2000, however there is no planning history for New Farm Rural Industries between 2001 and 2021. Since this time, a forestry building and an agricultural building have both been permitted in 2021 and 2022 respectively by applications whereby Sarah Flamson as Cadeby Tree Trust was the Applicant.

However, upon my site visit, I was informed by Cadeby Tree Trust that the new development was required because they need to store their machinery indoors and they do not permanently occupy any of the existing buildings. It was clear from my visit that the site is being utilised by four distinct companies (Cadeby Tree Trust, Verdon Timber, Christmas Cabin, and Boscano), which are associated with a Christmas tree company, a specialist timber product company, a Christmas tree stand and specialist machinery company, and a freight transport company. Therefore, the existing structures within the site are not being utilised in accordance with their permitted uses.

As per your email on 13 May 2025, the use of the site is long established. Therefore, it is questioned why an additional 871.1sqm structure is now reasonably and necessary required to store machinery in light of two recent planning permissions and in the absence of any supporting justification to suggest that the business has grown in size.

Whilst Ms. Flamson has suggested that the development would increase employment by 15% and productivity by 20%, these statistics have not been supported by any appropriate justification, and these statistics directly contrasts with your email from 13 May 2025, which suggests that the proposal is being proposed, *"From a future proof and financial standpoint... for as and when the need arises."* This does not demonstrate a need for an additional structure within the site.

Therefore, it would assist in the processing of your planning application if further details can be provided to explain how the site operates and how many separate planning units there are on the site, alongside additional justification to demonstrate why a new large structure Use Class B8 structure is required in this location within the designated open countryside. I'm more than happy to agree to an extension of time should you require additional time to provide this information.

Thanks for your assistance and kind regards,

Sullivan

Sullevan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullevan.Archer@hinckley-bosworth.gov.uk

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From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 22 May 2025 17:32

To: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>; Bill Cullen <Bill.Cullen@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Dear Sullevan,

Can I ask why if you had any further questions regarding the application, why did nt you just drop me an email and ask that I meet you on site on Tuesday, as I am the agent after all and only 5 minutes up the road?

From your email below, both I and the applicant still have no further understanding on exactly what clarifications you require, perhaps you could share these via return email, as I cannot provide a possible solution or additional detail, if I am unaware of what the actual issue is?

Please do not determine this application until you have made a clear officer recommendation available to the applicant as a matter of professional courtesy.

Kind Regards,

Simon

From: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>

Sent: 22 May 2025 17:08

To: plot64@talktalk.net; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>; Bill Cullen <Bill.Cullen@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Good afternoon, Simon,

Thanks for getting in touch, and I hope you're well.

The Planning Department is currently experiencing a very high case load, and I am doing my best to progress your planning applications with the Council. I'm afraid I will be unable to provide an informal officer recommendation before the bank holiday, but I would be very appreciative if we could agree to an extension of time to support the determination of the planning application.

As an update, I can confirm that I undertook a further visit to the application site on Tuesday 20 May 2025, which was accompanied by Christian from Cadeby Tree Trust. The decision to undertake a further site visit was supported by my managers to assist in the determination of your planning application 25/00298/FUL. I am due to discuss the development and the site further with my managers to progress your planning application, and I shall provide an update when I can.

Kind regards,

Sullevan

Sullevan Archer

Senior Planning Officer (MRTPI)

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From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 22 May 2025 13:35

To: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>; Bill Cullen <Bill.Cullen@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: FW: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Dear Sullevan,

Re the email trail below, Cadeby Tree Trust is a long-established local business operating out of an equally long-established allocated employment site, so I read the attached Hinckley Times article with particular interest where the council was praised for:

“An ambitious and forward-looking council focused on economic growth.”

Based on this positive approach to the future economic growth of the Borough by enabling local businesses to expand, as requested below, can you please confirm to the applicant via return email the planning approval will be issued without any further delay and before close of business tomorrow, Friday 23rd May?

Kind Regards,

Simon

Simon Cheshire BA(Hons) DipTP MRTPI

From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 21 May 2025 14:44

To: sullevan.archer@hinckley-bosworth.gov.uk; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; 'Tim

Hartley' <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>

Subject: FW: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Dear Sullivan,

I understand from the applicant you only undertook the site visit yesterday which is obviously past the target date, that was last Friday 16th May as no extension of time was agreed.

Can you please confirm to the applicant the proposal will be supported as submitted and the approval will be issued prior to the Bank Holiday and half term break next week?

Kind Regards,

Simon

From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 20 May 2025 06:43

To: sullivan.archer@hinckley-bosworth.gov.uk; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>; 'Tim Hartley' <Tim.Hartley@hinckley-bosworth.gov.uk>

Subject: FW: Planning Application Ref. 25/00298/FUL: Officer recommendation.

Morning Gents,

Re the below and attached, I m mindful the Bank Holiday and half term is fast approaching so can you please assure the applicant the proposal is be supported as submitted without any further delay via return email, particularly as the Inspector of The Common appeal considered the 2009 Core Strategy had failed and all the policies contained within it are considered out of date?

The attached Employment Land Review that was published in July 2024 clearly states as a long established employment site within the Borough, the emphasis should be on supporting all new economic development on the site to ensure its long term retention as a local employer that can be retained and rolled forward within the new emerging plan, and this is a significant material consideration that ways heavily in support of the scheme within the planning balance.

Kind Regards,

Simon

From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 15 May 2025 06:02

To: sullivan.archer@hinckley-bosworth.gov.uk; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>

Subject: FW: Planning Application Acknowledgement Ref. 25/00298/FUL

Morning Sullivan,

Re the below and with the current Government committed to boosting the overall economic growth of the country as a key priority, I m mindful the target date is tomorrow and as the applicant has not heard to the contrary, I m assuming the proposed scheme will be supported as per the recommendation of the attached July 2024 Lambert Smith Hampton employment land review, without any unnecessary delay.

Kind Regards,

Simon

From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 13 May 2025 16:10

To: 'Sullevan Archer' <Sullevan.Archer@hinckley-bosworth.gov.uk>; 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>

Cc: 'Sarah | Cadeby Tree Trust' <sarah@cadebytreetrust.co.uk>

Subject: RE: Planning Application Acknowledgement Ref. 25/00298/FUL

Dear Sullevan,

As you are aware the site is a long established industrial estate allocated within the Local Plan and is recommended for retention in the Employment Land Review July 2024: New Farm Rural Industries, Ashby Road, Cadeby 4.71 B. *"Fit-for-purpose employment areas; where regeneration policy may mean alternative development is appropriate, but to be resisted if possible."*

The production of Christmas trees is the main business activity and as you can appreciate, it is very seasonal by its nature, as are the staffing levels to a degree. However, the machinery and plant is largely fixed and still requires an area to be stored when in less use and as Sarah points out below, there are ancillary operations linked to the main business that operate all year round. From a future proof and financial standpoint, infilling the space between the two existing buildings is a logical step to simply create additional covered storage space for as and when the need arises, rather than having open space that is literally open to the elements all year round.

The analogy would be owning a convertible car and leaving the roof down when it is raining when instead you could drive round in the dry during the mixed weather conditions we have in this country for 9 months of the year. Due to solid management the business continues to grow and this is an intelligent example of forward future planning rather than reacting at a later date and playing "catch up" and the inevitable delays that can occur when faced with this type of situation: <https://www.cadebytreetrust.co.uk/about-us> .

The proposed building will remain ancillary in nature to the main business while at the same time will provide a flexibility of future mixed use as B8, however it could as easily revert and operate as an ancillary agricultural use, providing the difference in the planning fee is refunded as appropriate and the description of development is amended to reflect the agricultural use strictly prior to determination.

Kind Regards,

Simon

From: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk> CAD09

Sent: 12 May 2025 15:21

To: Sarah | Cadeby Tree Trust <sarah@cadebytreetrust.co.uk>; plot64@talktalk.net

Subject: RE: Planning Application Acknowledgement Ref. 25/00298/FUL

Good afternoon, both,

Thanks for getting in touch, and I hope you're both well.

To support my assessment of the application, please can you clarify why this application is for a Use Class B8 structure rather than agricultural building like the previous developments within the site?

Would I also be able to receive further justification for the provision of a new structure within the site in light of the previous planning permissions? In light of your comments from 06 May 2025, it would be very helpful if this justification could include the number of employment opportunities this development shall create and how this structure shall increase production and distribution by 20%. I'm more than happy to agree to an extension of time should you require additional time to provide this information.

Thanks for your assistance and kind regards,

Sullevan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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

From: Sarah | Cadeby Tree Trust <sarah@cadebytreetrust.co.uk>

Sent: 06 May 2025 10:44

To: plot64@talktalk.net; Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: RE: Planning Application Acknowledgement Ref. 25/00298/FUL

Hi Simon,

The site is expanding for the growing business on site that will increase employment by 15% with the new shed in both skilled and unskilled labour. It will increase production by 20% and improve efficiencies both in production and distribution. Utilizing this site means we can continue to grow the other areas of the business without interruption to the rest of the site which is used for planting trees and continues to increase our carbon negative out put.

Let me know if you need any more details?

Thanks

Sarah

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

From: plot64@talktalk.net <plot64@talktalk.net>

Sent: 06 May 2025 09:34

To: sullivan.archer@hinckley-bosworth.gov.uk

Cc: Sarah | Cadeby Tree Trust <sarah@cadebytreetrust.co.uk>

Subject: FW: Planning Application Acknowledgement Ref. 25/00298/FUL

Morning Sullivan,

With the statutory consultation period now over and no objections listed on Public Access, can you please confirm via return email for the benefit of the applicant, that the application will be supported given the site is a longstanding employment site on or before the target date of Friday 16th May 2025?

Kind Regards,

Simon

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

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>

Sent: 01 April 2025 09:02

To: plot64@talktalk.net

Cc: planning@hinckley-bosworth.gov.uk

Subject: Planning Application Acknowledgement Ref. 25/00298/FUL

Please see attached.

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