

Delegated Report

Planning Ref: 26/00237/FUL

Applicant: Nationwide Building Society

Ward: Hinckley Castle



**Hinckley & Bosworth
Borough Council**

Site: 14 The Borough Hinckley Leicestershire

Proposal: Installation of defibrillator and bleed kit cabinets

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This application seeks full planning permission for the installation of defibrillator and bleed kit cabinets at 14 The Borough, Hinckley.
- 2.2. The proposed defibrillator cabinet with internal illumination is proposed to sit 0.9 metres from the side elevation of the application building. It is a typical defibrillator cabinet in design and would feature a yellow boarder and a height of 0.62 metres, a width of 0.44 metres and a depth of 0.28 metres.
- 2.3. The proposed bleed kit is in the same size, shape and position as the defibrillator cabinet with the difference in lettering and the boarder which in red without illumination.

3. Description of the site and surrounding area

- 3.1. The site relates to a large, brick-built building dating from the 1970s with glazing panels to the front elevation. It is currently in use as a bank and is surrounded by other commercial uses. The site is located within the Hinckley Town Centre Conservation Area.

4. Relevant planning history

Various applications for advertising have been submitted in the past, none of which are relevant to this application.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the Hinckley Times.
- 5.2. No responses have been received.

6. Consultation

- 6.1. HBBC Conservation Officer: No objections, substantive report included within the Impact on the character of the area section of this report.
- 6.2. HBBC Pollution: No objections.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highways and Transportation
 - Policy DM23: High Quality Shop Fronts and Advertisements
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
- Impact upon the character of the area
 - Impact upon highway safety

Impact upon the character of the area including the Conservation Area

- 8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.4 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced and proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.
- 8.5 According to HBBC Conservation Officer *“This application is for the installation of medical cabinet upon 14 The Borough, Hinckley. The building is located within the Hinckley Town Centre Conservation Area. The property dates from the 1970s and has a scale and appearance typical of this period which is considered uncharacteristic with the traditional qualities of the conservation area. For these reasons the building is identified as being part of weak area within the Hinckley Town Centre Conservation Area Appraisal (2013), and overall the building is considered to make a negative contribution to the character and appearance, and thus significance, of the conservation area. The property is currently occupied by Nationwide.”*

8.6 Moreover, the HBBC Conservation Officer states that *“The proposal is for the installation of two defibrillator and bleed kit cabinets on the public facing side elevation of the building. The cabinets have a clear and required medical purpose and are infrastructure of a small scale. Their installation would have a negligible and not adverse impact on the character and appearance of the building and the wider Hinckley Town Centre Conservation Area, thus preserving its significance. Consequently, the proposal complies with Policies DM11 and DM12 the SADMP, section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.”*

8.7 By virtue of above, siting, scale and design it is considered that the proposed cabinets would respect and complement the character and appearance of the Hinckley town centre and would not result in any adverse visual impacts on the surrounding area. The proposals are therefore considered to be in accordance with Policies DM11 and DM12 the SADMP, section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon highway safety

8.8 Policy DM17 of the SADMP requires development to not have a significant impact upon highways safety.

8.9 Policy DM23 of the SADMP also requires advertisements to be of an acceptable level of luminosity so not as to lead to obtrusive light.

8.10 The site faces onto The Borough, and the proposed cabinets are located in the edge of the main building and are not considered to impact in the pavement area. The defibrillator cabinet is proposed to be illuminated and therefore it is considered that the luminance levels be conditioned to be no higher than 250 cd/m², then there would not be any adverse impact to highway safety caused by the proposed external cabinet.

8.11 It is therefore considered that the proposed cabinets would not cause any material impacts upon pedestrian or vehicular safety in compliance with policies DM17 and DM23 of the SADMP.

Equality implications

8.12 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.

8.13 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.

8.14 There are no known equality implications arising directly from this development.

8.15 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).

9. Conclusion

- 9.1. As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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.

10. Recommendation

11.1 Grant advertisement consent subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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, as follows:

- Defibrillator and Bleed Cabinet Details
- Proposed Side Elevation, Drg No. PR.01.E2
- Proposed Front Elevation, Drg No. PR.01.E1
- Defibrillator cabinet branding
- Bleed Kit Cabinet branding

received by the local planning authority on 13 March 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The illuminated cabinets hereby permitted shall only be statically internally illuminated.

Reason: In the interests of the visual amenities of the locality and the character and appearance of the area and so that drivers of vehicles on the highway are not dazzled or distracted in accordance with Policy DM23 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.