

Hi Ashleigh

Thank you for your email and confirmation of use. Yes, please can we go ahead with the permission with limitation of use.

Kind regards

Denise

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Sent: 25 March 2026 16:53

To: Denise Manning <denisemanning@hotmail.co.uk>

Subject: Re: 25/00574/FUL - 6-10 Stockwell Head, Hinckley

Hi Denise,

If the permission was granted now (without the four excluded sub-classes) then yes, any future tenant could apply for their specific use and provide the necessary information/make the necessary upgrades to the building to bring it into use.

These are the sub-classes of Class E you would be able to use the building for (again, without the four excluded sub-classes) if we issued permission now:

- Class E(a) - display or retail sale of goods, other than hot food
- Class E(c) - provision of - (i) financial services, (ii) professional services (other than health or medical services), or, (iii) other appropriate services in a commercial, business or service locality
- Class E(e) - provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

If you're happy to proceed then with the limitation on the uses, could you let me know. I am about to go on leave shortly and won't be back until the end of April - so to allow time for me to action this for you beforehand, I'd need to know as soon as possible if you're wanting to go ahead in its current form.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

 Logo: Hinckley & Bosworth
Borough Council

Hinckley Hub, Rugby Road, Hinckley, Leics, LE10
0FR

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Logo:
Facebook

Hinckandbosbc



@Hinckandbosbc

From: Denise Manning <denisemanning@hotmail.co.uk>

Sent: 18 March 2026 4:08 PM

To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Subject: Re: 25/00574/FUL - 6-10 Stockwell Head, Hinckley

Hi Ashleigh

Thank you for your email and information. I think for the time being I would be happy as outlined below to exclude Class E (b) (d) (f) and (g) could you confirm that if I was granted the permission as it is now, if any future tenant wanted to use the space for any of the excluded categories, they would be able to apply for their specific use and make any necessary alterations to bring the building up to the necessary standard. Could you also give me examples of what would be included for use for now.

Thank you

Kind regards

Denise

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Sent: Wednesday, March 18, 2026 8:14 AM

To: Denise Manning <denisemanning@hotmail.co.uk>

Subject: Re: 25/00574/FUL - 6-10 Stockwell Head, Hinckley

Hi Denise,

Apologies for the delay. There was some discussion between our Environmental Health Officers and myself about how they wanted to approach the level of information they needed, given the end use is not entirely known.

I have received the following advice now from the EHOs:

There are concerns relating to noise and odour from some aspects of Class E use on this site. For some uses a Noise Impact Assessment and/or consideration of odour control/ventilation would need to be carried out. It is understood that the Applicant is not aware of the intended use of the site. In this case, it would be recommended that Class E(b), E(d), E(f) and E(g) be excluded from any permission unless the noise and odour assessments were made.

This means that the EHOs are, based on the current information, not comfortable permitting Class E (b) sale of food and drink for consumption, Class E (d) indoor sport, recreation or fitness, Class E (f) creche, day nursery or day centre, or Class E (g) including offices for operational/administrative functions, research and development of products or processes, or industrial processes, without further information.

From here, I'm looking for your instruction as how you'd prefer to proceed.

If we proceed from here without noise impact or odour assessments, the proposal can be recommended for approval but would be conditioned to exclude the Class E uses listed above. This means it would only be able to be used for Class E(a), Class E(c) or Class E(e) purposes.

If you would like to ensure you can use the building for a wider range of Class E uses including those listed by the EHOs, then we'd need the provision of further information including Noise Impact Assessment and odour control/ventilation details.

Kind regards,

Ashleigh Gade
Senior Planning Officer

 Logo: Hinckley & Bosworth
Borough Council