THE FLINTLOCK
ROSTON DRIVE
HINCKLEY
LE10 0UQ

PLANNING STATEMENT
(IN SUPPORT OF PLANNING APPLICATION)

This Statement has been prepared in accordance with the requirement of Section 42 of the Planning and Compulsory Purchase Act 2004, and the guidance set out at Section 3 of Circular 01/2006: Guidance on Changes to the Development Control System.

The scheme, which is the subject of this application, comprises alterations to reposition the existing Smoking Shelter and the formation of a new deliveries yard and external cold store. No change of use is involved.

The proposal is relatively simple and this Planning Statement is proportionate to it.

The proposal is fully illustrated on the scaled drawings.

CONTEXT

The Flintlock Public House is situated in Hinckley, on Roston Drive.

The public house is a part single storey and part two-storey brick building. The existing building is detailed on a scaled site location map, floor plans and elevations, which form part of the application.

THE PROPOSAL

The property is owned by Mitchells & Butlers, who are proposing to refurbish the public house and as part of this, to provide an external cold store and deliveries yard to improve the back of house facilities as well as enhancing the quality of food offer to their customers. It is also proposed to adjust the existing Smoking Shelter by removing part of the existing and extending it away from the entrance to avoid negative conflicts arising from its proximity to the entrance.

PLANNING STATEMENT

With there being no change of use, or increase in floor space, the principle provisions of the Local Plan are unaffected.

Newman Gauge as agents for Mitchells & Butlers have not undertaken discussions with Planning Officer prior to making this application although the proposal for the cold room and yard, which forms part of this application are broadly similar to that which has previously been granted consent but not implemented (applicaton no. 08/00839/FUL, 21 August 2008), but are happy to discuss and resolve any issues that may arise during the determination period.

The proposals fully accord with the design objectives and policies of the Local Plan. The alterations will cause no harm to the community, adjacent properties, or the locality.