

From: Ritesh Parekh <riteshparekh@hotmail.co.uk>
Sent: 08 October 2025 09:37:06 UTC+00:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: Re: 25/00227/FUL - Unit 1 Automatic Engineers Burbage Road Burbage - Request for Information
Attachments: 5107-200Rev C Planning Drawing_Planning.pdf
Importance: High

Hi Ashleigh,
Good morning, hope you are well.

First of all, apologies for the delay in responding.
Secondly, i attach the updated Planning Drawing 5107-200Rev C for your approval which now shows the parking spaces to the existing unit with number of gates identified as requested.
Also, please note my comments in Red below.
Should you have any further queries or concerns, please contact me.
Thanks for your help so far on this application.

Thanks & regards,

Ritesh Parekh
DesignFormula Studio Ltd.
07814262723

On 1 Sep 2025, at 15:57, Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk> wrote:

Hi Ritesh,

Thank you for the additional details and the amended plan.

I can confirm that HBBC's Environmental Services Pollution team are being re-consulted on the information provided. I will provide any comments to you once I have a response from the Pollution officer.

I note that some further information is still required, including some that is necessary before LCC Highways can be re-consulted:

1. A Parking Plan for the adjacent site (the Automatic Engineers site) that is to be used for parking. The plan should show the location and total number of spaces available to serve the needs of the sites, as well as the location of any gates. **Please see the attached updated Planing Drawing 5107-200Rev C**

2. Trip generation details (two-way trip numbers) are still required for LCC Highways. This must include two-way trip numbers for the site pre-development (prior to the use) as well as anticipated trips post-development (during the proposed use). **Prior to car wash use, Total 5 to 7 Cars to the existing unit and post development anticipated numbers of vehicle trips for upto 12 to 15 Cars in total including the trips to existing unit**
3. Further operational details are still required to clarify how cars are to be managed through the site. Please confirm:
 - a. Are cars valeted through the site by employees or driven through by the customer? **Customers**
 - b. If cars are valeted through the site, please provide details as to how the exchange of cars will be managed, in what area of the site, and where parking will occur while awaiting pick-up. **Washed cars driven into the Drying/Vacuum Area straightaway.**
 - c. If cars are to be driven through by customers, is this to be by appointment or on an ad-hoc ('walk-in') basis? **Appointment Basis**
 - d. If customer visits are to be on an ad-hoc basis, please detail how it would be managed if a queue formed awaiting the main washing bay, given that cars would then have to wait along the private access road which appears not to have the capacity for clear two-way movement of vehicles. **We believe we have enough capacity to hold 6 cars waiting on site.**
4. I find some concern in the statement in your previous email that the Automatic Engineers site (the host building) is used for storage. Records show this building (and the wider site) as an engineering firm and factory and there is no record of permission for any change of use. **I can confirm that the existing unit is currently being used as Factory & Premises, please see the attached council tax for more information.**

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk <image001.jpg>

Web: www.hinckley-bosworth.gov.uk

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2 Photos



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Email: revenues@hinckley-bosworth.gov.uk
Website: www.hinckley-bosworth.gov.uk

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Barcode: 29261600276310

Calculation from 20.12.2024 to 31.03.2025 (105 days)

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Issue Date: 15.05.2025

Account Reference: 101364412

Property Reference: 101600276310

Property Address:
BURBAGE ROAD
BURBAGE
HINCKLEY
LE10 2TP

Bill Number: 1/0

Rateable Value: £ 30000

National Non Domestic Multiplier: 0.546

Small Business Rate Multiplier: 0.499

Total Amount Due (£) 4183.40

Unless recovery action has already commenced the above amount is due within 14 days from the date of issue.

For calculations please see overleaf

Reliefs, Discounts and Exemptions Awarded – Please check this notice to ensure that these have been correctly awarded. If the details are incorrect you must let us know, contact details on this are given above.

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Direct debit: This is the most cost effective method. Please call 01455 238141 during normal office hours and your direct debit can be set up over the phone. Alternatively, you can contact us for an authorisation instruction for you to complete and return. Either way we make arrangements for payment to be deducted from your bank account (or building society account in certain cases). Payments can be deducted on 1st, 15th or 28th of the month.

24 hour automated telephone payments: Call 01455 619617, payment can be made by debit or credit card, if you want an advisor to take your payment please ring 01455 238141 during normal office hours.

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MR HASSAN ALI MANGERA
141 NUFFIELD ROAD
COVENTRY
CV6 7HU

Issue Date: 15.05.2025

Account Reference: 101364425

Property Reference: 101600276310

Property Address:
BURBAGE ROAD
BURBAGE
HINCKLEY
LE10 2TP

Non Domestic Rate 2025/26 Demand Notice

Reason for Issue: Opening Bill

Property Description: Factory And Premises

Bill Number: 1/0

Rateable Value: £ 30000

National Non Domestic Multiplier: 0.555

Small Business Rate Multiplier: 0.499

Total Amount Due (£)**14970.00**

Payments should be made as follows:

Date	Amount Due (£)
01.06.2025	1666.00
01.07.2025	1663.00
01.08.2025	1663.00
01.09.2025	1663.00
01.10.2025	1663.00
01.11.2025	1663.00
01.12.2025	1663.00
01.01.2026	1663.00
01.02.2026	1663.00

For calculations
please see overleaf

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From: Ritesh Parekh <riteshparekh@hotmail.co.uk>

Sent: 21 July 2025 12:08

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

Subject: Re: 25/00227/FUL - Unit 1 Automatic Engineers Burbage Road Burbage - Request for Information

Importance: High

Hi Ashleigh,
Good morning.

Thanks for your assessment and queries.

Please see the following key points in same order as your email below:

1. a) The Car Wash will be a hand car wash operated by employees.
b) the vacuum machines will be operated by employees.
c) We will not have a drying machine as this will be done by hand.
d) Please refer to the attached updated drawing for more information.
e) We expect to have 4 employees on site per day.
f) NA
2. The host building is used for storage purposes with two operatives on site and it has ample parking. It's currently only uses 1 or 2 spaces daily for a limited time during the day.
3. The car wash has space for a two way system
4. This car wash is not complete and not in use and put on hold until we get planning permission so there is no noise to assess.
5. We are proposing to have down lighters LED as will spread less light pollution.
6. We have a trade affluent licence. We can create barriers on wash canopy to ensure any overspray does not leave the canopy area.
7. a) The canopies will have roof and won't be enclosed, updated Planning Drawing 5107-200Rev B attached for more information.
b)

Should you have any further queries or require anything further, please contact me.

Thanks & regards,

Ritesh Parekh

DesignFormula Studio Ltd.
07814262723

On 14 Jul 2025, at 12:24, Ashleigh Gade
<Ashleigh.Gade@hinckley-bosworth.gov.uk> wrote:

Good afternoon,

I write with regard to planning application 25/00227/FUL for a change of use to car wash, erection of canopies and associated external works (retrospective) at Unit 1, Automatic Engineers, Burbage Road, Burbage.

I do apologise for the delay in communication with this application.

Having now reviewed the documentation, visited the site, and received all consultee responses, I note there is insufficient information at this time to make a determination. As such, please see below a summary of further information requested:

1. More details are required on the proposed operation of the site, including:
 - a. Whether the car wash is to be fully automatic, self-wash by hand, or hand wash by employees.
 - b. The type of vacuuming machines to be used and whether these are self-service or operated by employees.
 - c. The type of machinery, if any, associated with the drying function of the second canopy.
 - d. How cars are to be managed through the site if there is a need to queue, and if some cars are departing the car wash but not proceeding to the vacuum/drying canopy, while others are attempting to exit the vacuum/drying canopy. Further, proof that a car exiting the car wash bay could then manoeuvre to leave the site without entering the vacuum/drying bay and without making a multi-point turn.
 - e. The number of employees per day and at any given time to be present on site, if any.
 - f. If there are no employees proposed, further clarification on how the site will operate without any in-attendance staff (unless explained in addressing previous points) and how any emergency/break down situations requiring human oversight would be managed.

2. LCC Highways have advised that it is their understanding the application site currently serves as parking for the engineering building. As such, they require confirmation as to the current level of car parking for the host building.
3. LCC Highways require the provision of existing and previous levels of two-way trips (1 arrival and 1 departure) to the site. I assume this is based on their understanding that the proposal is retrospective, and should therefore account for the intended car wash use.
4. HBBC Pollution require the provision of a noise impact assessment to determine mitigation levels required.
5. HBBC Pollution request the details of any proposed lighting on the site, and demonstration that the lighting will be in compliance with the Institution of Lighting Professionals guidance note on the reduction of obstructive light.
6. HBBC Pollution require details of how overspray of water/cleaning products will be managed.
7. Amended Elevations and/or Site Plans for the vacuum/drying canopy that:
 - a. Show the area(s) to the rear of the lean-to that appear to be partially clad, including confirmation as to whether any of these areas to be fully enclosed.
 - b. Show the dimensions and shape of the canopy and associated lean-to consistently. The current layout and dimensions of the structure do not currently match between the Site Plan and Elevations.

Kind regards,

Ashleigh Gade

Senior Planning Officer

Tel: 01455 255945

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

Web: www.hinckley-bosworth.gov.uk

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