

Hinckley and Bosworth Borough Council

Date: 10 December 2025  
My Ref: 25/01103/FUL  
Contact: Charlie Cookson  
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**APPLICATION DETAILS:**

Planning Application Number: 25/01103/FUL

LCC Reference Number: 25/01103/FUL

Applicant:

Description of Application:

Demolition of existing garage and erection of ancillary timber building for mixed use comprising of sports massage therapy services and residential use

Location of Application:

**1A St Margaret Road Stoke Golding Nuneaton Leicestershire CV13 6DY**

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Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority, comments as follows;

The development site is located within a mineral safeguarding area for sand and gravel. However, given the scale and context of the proposal it is not considered to raise significant mineral safeguarding concern. Accordingly, the Mineral Planning Authority does not require a Minerals Assessment for this application and would have no objections.

Furthermore, there are no concerns from a waste safeguarding perspective.

Yours Sincerely,

Charlie Cookson  
Planning Officer

Chief Executives Department  
Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive  
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