



MAIR

LAND & PLANNING CONSULTANTS LTD

PLANNING & DESIGN STATEMENT

Full planning application for the change of use of existing residential dwelling (C3) to office use (Class E(g)(i))

3 Nock Verges, Earl Shilton, LE9 7DY

September 2025

Ref.: MLP-25-J036



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Prepared on behalf of Glenfield Electrical Limited

Project Ref.: MLP-25-J036

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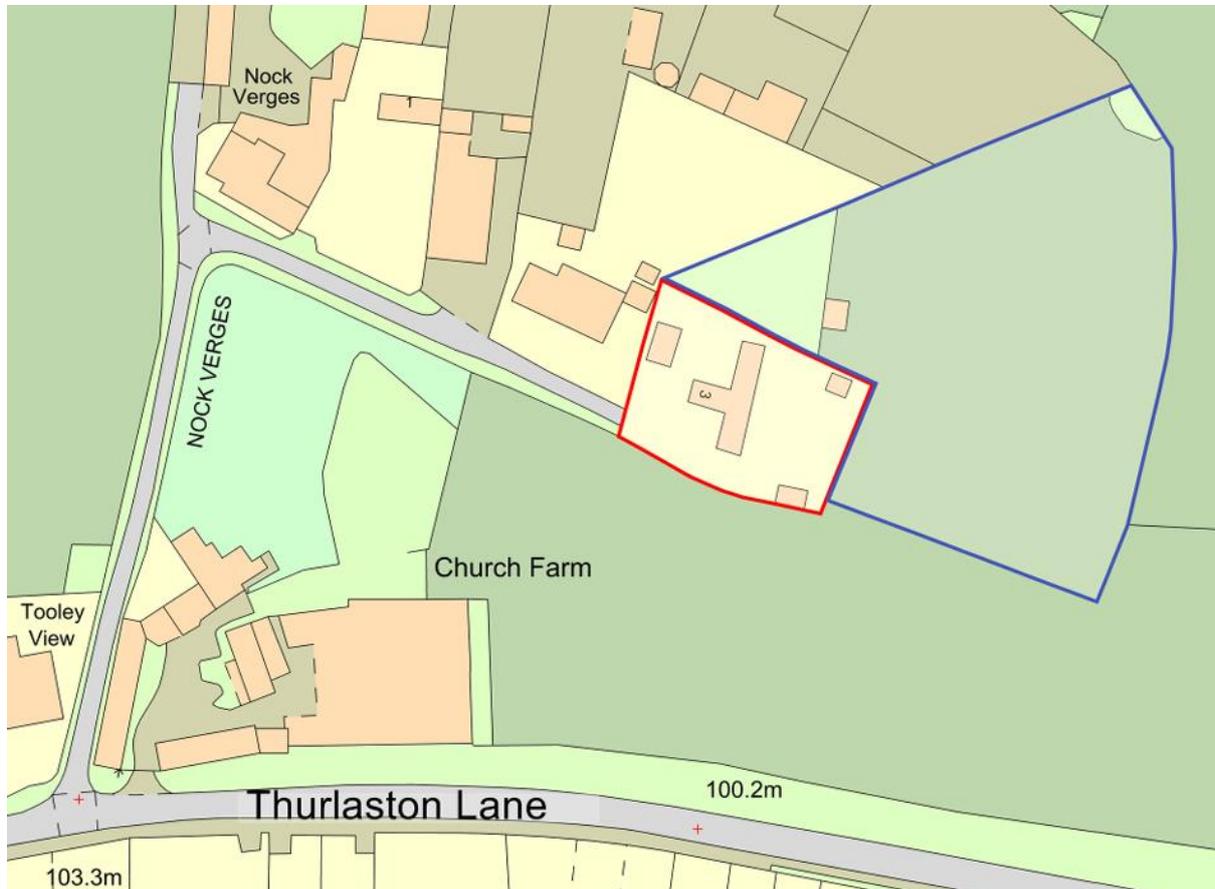
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1. Introduction

- 1.1. Mair Land & Planning Consultants Ltd has been instructed by the applicant, Glenfield Electrical Limited, to prepare and submit a full planning application for the change of use of an existing residential dwelling (Class C3) to offices (Class E(g)(i)), for the purposes of relocating Glenfield Electrical Limited from its existing premises.
- 1.2. This Planning Statement provides an assessment of the site and its surroundings, including adjacent land uses. It also examines national and local planning policies relevant to this application and outlines the proposed development submitted for consideration by Hinckley & Bosworth Borough Council.
- 1.3. The application is supported by the following documents:
 - 1.3.1. Location Plan
 - 1.3.2. Highway Technical Note (including Parking Plan)

2. Site Appraisal & Context

2.1. With reference to Figure 1 below, the application site (outlined red) comprises 3 Nock Verges, an existing residential dwelling.



Above: Figure 1 - Location Plan

2.2. The application site is located to the north of Earl Shilton and is accessed via Nock Verges.

2.3. The existing dwelling on site is owned by the Managing Director of Glenfield Electrical, Mr P Houlder. The dwelling is a two storey property with garden and associated paddock land.

2.4. The adjacent properties include both residential and commercial uses.

3. Planning Policy Context

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. The development plan comprises the Hinckley & Bosworth Borough Core Strategy (adopted December 2009) and the Site Allocations and Development Management Policies DPD (Adopted July 2016).

National Planning Policy Framework (Revised December 2024)

- 3.3. The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the government's planning policies for England and how these are expected to be applied. The revised NPPF replaces the previous version published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021, updated in September 2023 and December 2023.
- 3.4. Paragraph 7 of the NPPF states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'* and Paragraph 8 confirms there are three objectives to sustainable development, these being economic, social and environmental.
- 3.5. Paragraph 10 confirms *'a presumption in favour of sustainable development'* at the heart of the Framework.
- 3.6. Paragraph 11 sets out how the presumption in favour of sustainable development should be applied:

'For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:

i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.'

3.7. Paragraph 39 states: *'Local planning authorities should approach decisions on proposed development **in a positive and creative way**...Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

3.8. Paragraph 85 states *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*

3.9. Paragraph 88 addresses the rural economy and states:

'Planning policies and decisions should enable:

a) The sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;

3.10. Paragraph 89 continues with the theme of supporting the expansion of businesses within the rural context. It states *'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport links. In these circumstances it will be important to ensure that development is sensitive to its surroundings..'*

3.11. The proposal, as submitted and outlined on the accompanying plans, will deliver new business premises to support the growth and expansion of an existing highly successful local business. It will protect local jobs and provide future employment opportunities. We consider that the proposed development accords with the NPPF in respect of the principle of development, particularly the re-use of an existing building to provide space for the on-going operations of an existing business.

Hinckley & Bosworth Core Strategy (Adopted December 2009)

3.12. The Core Strategy sets out the over-arching strategy and long term vision for the Borough.

3.13. Spatial Objective 1: Strong and Diverse Economy seeks to strengthen and diversify the economy by providing sufficient, sustainably located, good quality land and premises to encourage appropriate sectors with growth potential. Earl Shilton is identified as a focus for employment growth.

- 3.14. Policy DM20 'Provision of Employment Sites' supports the development of new employment sites and premises outside of allocated employment areas where they stand within settlement boundaries or on previously developed land.
- 3.15. The policy states that *'Non-ancillary B1 (a) office development is considered a Main Town Centre use and as such is excluded from the provisions of this policy and should be considered under Policy DM21: Locating Sustainable Town Centre Uses'*. Glenfield Electrical requires premises with sufficient space for the parking of vehicles and storage of equipment, alongside the office use, both from a practical perspective and also when considering security. It is considered that the application property is suitable and meets the needs of the business. A town centre location would not meet these needs.
- 3.16. The commentary, which supports the policy states *'Although sufficient employment land is available in the borough to support the identified growth over the period of the Local Plan, it is important that further employment opportunities are not stifled to encourage economic sustainable growth.'*

4. The Proposal

- 4.1. Glenfield Electrical was founded in 2013 by Philip and Catherine Houlder. The business works within the domestic and commercial sectors providing electrical services throughout the Midlands.
- 4.2. The change of use will enable the business to relocate from its existing premises to the application site.
- 4.3. It is proposed that 6 members of staff will be situated at the site.
- 4.4. The operational hours will be 8.30am-4.30pm on Monday to Thursday and 8.30am-3.00pm on Fridays.
- 4.5. There are no internal structural changes proposed to the building.
- 4.6. Externally, 6 car parking spaces will be provided to the front and side of the property.

5. Planning Assessment

5.1. The following sections seeks to address the key planning issues associated with the proposals. These include -

- 5.1.1. Principle of Development (Section 6)
- 5.1.2. Impact upon the character of the Area (Section 7)
- 5.1.3. Impact upon residential amenity (Section 8)
- 5.1.4. Access & Highways (Section 9)
- 5.1.5. Flood Risk (Section 10)

6. Principle of Development

- 6.1. It is considered that the proposed development scheme complies with national and local planning policies in respect of economic objectives, particularly around the expansion of existing businesses.
- 6.2. Chapter 11 of the NPPF promotes the effective use of land. It is considered that the change of use to provide an office space is an effective and efficient use of an existing building.
- 6.3. The proposal will enable the re-use of a building.
- 6.4. There are significant benefits, which will arise from the development relating to economic and employment matters.

7. Impact upon the character of the area

- 7.1. On behalf of the applicant, we do not consider that the proposed change of use will impact upon the character of the area.
- 7.2. The proposal comprises the re-use of an existing building in an area where there is a mix of residential and commercial uses.

8. Impact on residential amenity

- 8.1. In line with national and local planning policies, it is not considered that the proposed development scheme will have impact upon the privacy and amenity of nearby residents and occupiers of adjacent residential dwellings.

9. Access & Highways

- 9.1. The site benefits from an existing and established access.
- 9.2. Parking spaces will be provided within the application boundary.
- 9.3. There will be no deliveries to the site, beyond those associated with the office use i.e. offices supplies will be delivered, however, all large deliveries go direct to site.
- 9.4. It is demonstrated that the existing access is safe and suitable to accommodate the additional development and internal access arrangements. Paragraph 115 of the National Planning Policy Framework states *'Development proposals should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'* In this context, we do not consider any material highway impacts would arise from the development.

10. Flood Risk

- 10.1. In accordance with national and local planning policy, the application has analysed the site in relation to potential sources of flooding.
- 10.2. The site is located wholly within Flood Zone 1.

11. Conclusion

- 11.1. In summary, it has been demonstrated that the proposal complies with national and local planning policies relevant to the planning application.
- 11.2. There are no impacts which would significantly and demonstrably outweigh the clear and substantial benefits the development would deliver, and there are no technical reasons arising from noise, transport or design that should prevent the granting of planning consent.
- 11.3. The development will not give rise to impacts on the privacy or amenity of existing residential properties, and there will be no visual impacts arising as a result of the development.
- 11.4. In light of the clear economic benefits the proposal will deliver, it is considered that the planning application should be approved without delay.

