

Sullivan Archer

From: Sullivan Archer
Sent: 05 August 2024 17:04
To: 'Joseph White'
Cc: James Botterill
Subject: RE: 24/00551/FUL: Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley

Good afternoon, Joe,

Thanks for getting in touch, and I hope you had a good weekend.

Thank you for confirming that you can demonstrate the self-build/custom build status of the development. Whilst it would be beneficial to provide the CSB Evidence Form at this stage, would you prefer to provide the additional CSB information at this stage, or would you be agreeable to a pre-commencement planning condition?

Apologies for the typo, to confirm, Policy DM15(a) of the SADMP states:

"The Applicant demonstrates the building is no longer viable in its current use."

For clarity, in accordance with the by the Merriam-Webster Dictionary, "Redundant," is defined as, "Superfluous," and therefore, "Not needed." "Viable," is defined as, "Capable of working, functioning, or developing adequately."

Please can I receive an update on the revised red line plan?

Many thanks for your assistance, and kind regards,

Sullivan

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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

**Hinckley & Bosworth
Borough Council**

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



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Joseph White <j.white@hssparchitects.co.uk>
Sent: Monday, August 5, 2024 11:24 AM
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Cc: James Botterill <j.botterill@hssparchitects.co.uk>
Subject: RE: 24/00551/FUL: Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley

Morning Sullivan,

Thank you for sending through the below.

For clarity, you mention Policy DM17 in your email. Our understanding is this is to do with Highways, has there been concern from the local highways authority?

We will be able to evidence that the applicant has been involved with the project and intends to convert the barn for the sole purpose of being their home.

Regarding the use of the building – are you able to confirm what the Local Authority would define as a redundant rural building. We are instructed that it is not financially viable for the applicant to use the barn for its current use, both letting it to a dog daycare company and for the storage of hay/ agricultural equipment. The applicant's position is that the income made from these uses does not cover the cost of maintaining it or the surrounding land; and that it would be of better use if converted into a bespoke home for him and his family.

Kind regards,

Joseph White
Architect

E-mail: j.white@hssparchitects.co.uk
Tel: 01664 563288



HSSP Architects Limited. Registered office: Pera Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB
Tel: 01664 563 288 Registered in England & Wales Registered number 06364232 www.hssparchitects.co.uk

This communication and any attachments may contain confidential and privileged information. If this has been sent to you in error you may not disclose its contents to anyone or forward it in any form. Please telephone this office to inform the sender of this error. You should carry out your own virus check before opening any attachments. We accept no responsibility for any loss or damage which may be caused by software viruses or interception/interruption of this email.

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: Monday, July 29, 2024 12:16 PM
To: Joseph White <j.white@hssparchitects.co.uk>
Subject: RE: 24/00551/FUL: Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley

Good afternoon, Joe,

Thanks for getting back to me so quickly, and thanks for liaising with the Applicant to provide the CSB Form.

In terms of further evidence, I will require information to demonstrate that the scheme complies with the definition of the Self-build and custom housebuilding. For example, how the Applicant has had primary input into the design and layout of the unit. Alternatively, we can agree to a planning condition that ensures these details are provided prior to the commencement of the development.

Thank you also for the additional information about the site and the structure. However, the Local Planning Authority still have concerns that the proposal does not comply with Policy DM17(a) of the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP).

For clarity, the dog day-care business was served notice by the Applicant, which is highlighted within the Design and Access Statement of their refused planning application 23/00455/FUL. This Design and Access Statement also stated that there was, "No suitable land for sale within a 5-mile radius of Hinckley." Within

their Appeal Statement, the dog day-care business confirmed that Pond Barn was, *"Ideal for the practicalities of running a business of this nature."*

As an update on the dog day-care business, their proposed sustainable location for development was dismissed at appeal last week. Ultimately, it is not considered that the proposal currently demonstrates that the existing use of the structure as a dog day-care centre is no longer viable.

In addition, although Cold Comfort Farm is not related to an established operational or commercial agricultural use, the building is still capable of being utilised as a storage building as per its prior approval in 2010. Therefore, it is not considered that the scheme currently demonstrates that this existing use of the structure is also no longer viable.

Please confirm how you'd like to proceed.

Many thanks for your assistance, and kind regards,

Sullivan

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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

**Hinckley & Bosworth
Borough Council**

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



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Joseph White <j.white@hssparchitects.co.uk>

Sent: Monday, July 22, 2024 12:54 PM

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: RE: 24/00551/FUL: Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley

Morning Sullivan,

Thank you for sending through the below. We will liaise with the applicant regarding the self-build form so that they can fill/ sign it. In terms of other evidence, please can you clarify what is required?

Regarding the building's redundancy, we are instructed that two thirds of the building was used for the storage of hay and straw, which the applicant then sold. The rising costs associated with this are no longer covered by the income it produced. We are also instructed that the dog day-care is in the process of moving to a more sustainable location for their business, to better enable it to grow. The applicant currently has a rolling monthly contract with them, which will continue until they have completed on their new premises.

We will review the red-line plan and send the amended drawings to you for consideration.

Also, we are able to agree to an Extension of Time until 9 August 2024.

Kind Regards,

Joe

Joseph White
Architect

E-mail: j.white@hssparchitects.co.uk

Tel: 01664 563288



HSSP Architects Limited. Registered office: Pera Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB
Tel: 01664 563 288 Registered in England & Wales Registered number 06364232 www.hssparchitects.co.uk

This communication and any attachments may contain confidential and privileged information. If this has been sent to you in error you may not disclose its contents to anyone or forward it in any form. Please telephone this office to inform the sender of this error. You should carry out your own virus check before opening any attachments. We accept no responsibility for any loss or damage which may be caused by software viruses or interception/interruption of this email.

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: Monday, July 22, 2024 12:27 PM
To: Joseph White <j.white@hssparchitects.co.uk>
Subject: 24/00551/FUL: Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley

Good afternoon, Joe,

I hope you're well.

I'm just getting in touch about your full planning application 24/00551/FUL at Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley.

Please can you provide some further information to demonstrate the Self- and Custom-Build status of the development? To support this, please can you also fill out the attached Self- and Custom-Build Evidence Form?

Please can you also clarify how and why the building is no longer viable in its current use?

As the pond area is not to be associated with the residential area of the development, please can this be relocated outside of the red line boundary of the site. Should any further areas not be proposed for conversion into a residential use, please can these also be relocated outside of the red line boundary of the site.

I am on annual leave after today, so please can we agree to an extension of time until Friday 09 August?

Many thanks for your assistance and kind regards,

Sullivan

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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

Hinckley & Bosworth
Borough Council

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



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc



This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141