

PLANNING STATEMENT

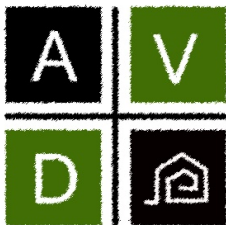
FOR CHANGE OF USE FROM A RETAIL (CLASS E)
TO A HOT FOOD TAKEAWAY (SUI-GENERIS)
(RETROSPECTIVE)

53 TRENT ROAD, HINCKLEY LE10 0YA

ON BEHALF OF THE FAT PIZZA



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ARCHITECTURAL VISTADESIGNS LTD

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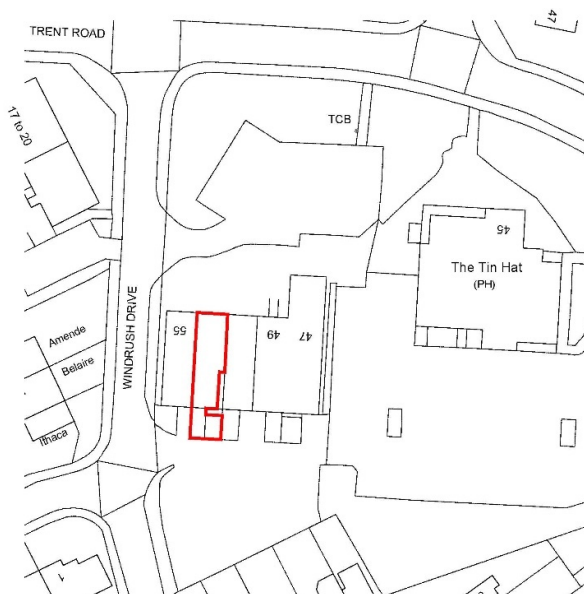
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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning statement is to support a Retrospective Full Plans application for Change of Use from Retail (Class E) to Hot Food Takeaway (Sui Generis) at No. 53 Trent Road, Hinckley LE10 0YA.
- 1.2 This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.
- 1.3 It will then deal with the implications of the proposed change of use in terms of its impact on amenity and other considerations. The Statement will also demonstrate how the proposal is acceptable with both national and local planning policies
- 1.4 This Statement should be read in conjunction with the full planning application, including the full set of plans prepared.

2.0 SITE LOCATION

- 2.1 The site is located at No. 53 Trent Road, Hinckley LE10 0YA.



3.0 SITE DESCRIPTION

- 3.1 The site comprises a two storey building with a vacant retail unit (Class E) on the ground floor and flats (Class C3) above. It appears as though that Deep Blue Aquatics store has been closed since 2023 before the Fat Pizza opened on the 11th November 2025.
- 3.2 The site is located within West of Hinckley Town Centre and within 1 mile. The location of The Fat Pizza Takeaway is within close proximity to other business's being jack's Fish and Chips Takeaway, Infinity Hair Designs, Co-op convenient store and the Tin Hat Bar and Grill.
- 3.3 The surrounding area is predominantly residential area.
- 3.4 There is existing parking for visitors that visit The Fat Pizza and other business's to the front of the store and also to the rear with access off Windrush Drive.
- 3.5 The size of unit is 74m2 excluding wc area.

4.0 THE PROPOSAL

- 4.1 This Statement supports a Planning Application for the change of use from a Retail Unit (Use Class E) to a Hot Food Takeaway (Sui Generis).
- 4.2 The existing shopfront front doors and windows have been re-painted in red and new signage erected to the front elevation wall.
- 4.3 The internals have incorporated some new stud partition and counter area to separate the seating / waiting area and the preparation of the food and storage. The units has been generally re-decorated and modernised for the use as a Pizza Takeaway.
- 4.4 There are existing bins for refuse and recycling located to the rear of the unit.
- 4.5 There is an existing wc located to the rear of the unit for the convenience of the Staff working at the premises.

5.0 PLANNING HISTORY

5.1 There appears to be no Planning history on record related to the unit itself.

6.0 NATIONAL PLANNING POLICY FRAMEWORK & PLANNING POLICY SUPPORT

6.1 The relevant national planning guidance is set out in the National Planning Policy Framework. Paragraph 14 of NPPF states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

Paragraph 19 of NPPF states:

“The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”

The proposed development supports these principles of sustainable development because it involves the use of a previously developed site located on a public transport route with good access to Hinckley Town Centre and surrounding areas. It is therefore contended that the proposed development complies with the principles set out in NPPF.

6.2 Planning Policy supporting criteria:

- Seeks to support business growth and the local economy.
- Supports development that supports and enhances the vibrancy consumer choice.
- New development should be located to minimise the need to travel.
- Good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements should be supported.
- Safe access can be provided which is suitable to accommodate the scale of the proposal and type of traffic likely to be generated.
- The proposal will not adversely affect the amenities of the surrounding area.

7.0 IMPACT ON RESIDENTIAL AMENITY

7.1 The nearest residential units are flats situated on the upper floor. The site is located off Trent Road in Hinckley and there is already a mixture of commercial and residential premises in the vicinity.

7.2 Jack's Fish and Chip Shop has been operating for many years from this location without impact on the residential amenity, and given the type of proposal being applied for this should not impact on the local residents than already to the established Fish and Chip shop. As such, there is clearly an existing level of activity in the area during the day and night time and the general use of the site as a takeaway, and should not cause an unacceptable impact on amenity.

7.3 Jack's Fish and Chip shop operating hours in comparison to The Fat Pizza:

Monday	4:30–9:30 pm
Tuesday	4:30–9:30 pm
Wednesday	4:30–9:30 pm
Thursday	4:30–9:30 pm
Friday	12–2 pm, 4:30–9:30 pm
Saturday	12–2 pm, 4:30–9:30 pm
Sunday	Closed

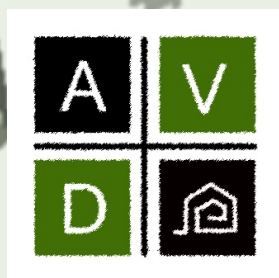
7.4 Fat Pizza operating hours in comparison to Jack's Fish and Chip Shop:

Monday	4:00–11:00 pm
Tuesday	4:00–11:00 pm
Wednesday	4:00–11:00 pm
Thursday	4:00–11:00 pm
Friday	12.00–11.00 pm
Saturday	12.00–11.00pm
Sunday	4:00–11:00 pm

- 7.5 The local residents will not be impacted by smells from the Fat Pizza shop no more than the current business use of the Fish and Chip shop next door. Clearly this is a mixed commercial area which provides a variety of services to nearby residents and there are other operators with plant equipment within the vicinity. In this context, the introduction of the proposed Hot Food Takeaway will have no significant impact on the amenity of nearby residents in terms of smell and noise.
- 7.6 There is more than sufficient parking to serve the proposed business use operation with established parking to the front of the shop and to the rear equally, which is also used by other visitors that would attend other business operations in the immediate area.
- 7.6 Overall, it is considered that the proposal will not cause any unacceptable impact on residential amenity and is therefore compliant with Local Plan Policy.

8.0 CONCLUSION

- 8.1 This Statement supports a Planning Application for the change of use from a Retail Unit (Use Class E) to a Hot Food Takeaway (Sui Generis).
- 8.2 There is no Local Plan Policy or SPD restricting non-Class E uses or Hot Food Takeaways within Longridge Main Centres. As such, the principle of development must be accepted in this location.
- 8.3 It has been demonstrated that the Hot Food Takeaway unit will not have an adverse impact on vitality and viability, residential amenity or the Local Highway Network.
- 8.4 It is for the reasons set out in this Statement that planning permission should be granted for this application
- 8.5 The proposals would appear to have minimal impact on the surrounding area given that there is a mixed use comprising of businesses in the area.
- 8.6 In terms of Economic context there is an opportunity for employment to the immediate area.
- 8.7 We trust there is favorable support for the development in principle during the Pre-application.



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