

Delegated Report

Planning Ref: 24/00447/FUL
Applicant: The Co-operative Group
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: The Co Operative Group Ltd, Wood Street, Earl Shilton

Proposal: Installation of new Gas Cooler, DA pack and AC units to rear, new parcel lockers, new launderette kiosk with 2 no. bollards., new roller shutters to replace existing, new ventilation and new external LED lighting.

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. The application seeks full planning permission to install new plant, parcel lockers, a roller shutter and launderette kiosk at the Co-op Food, Wood Street, Earl Shilton. The full list of proposed items includes:

2.2.

- Installation of new Gas Cooler, DA pack and AC units to rear
- Installation of new parcel lockers
- New launderette kiosk
- New roller shutters to replace existing
- New ventilation
- New external LED lighting

2.3. The new roller shutter will replace the existing shutter on the front elevation. The plant, parcel lockers and launderette kiosk will be at the rear elevation.

3. Description of the Site and Surrounding Area

3.1. The application site is located within the settlement boundary of Earl Shilton. The retail unit is constructed of red brick and concrete roof tiles and there is an extensive car park area to the fore and a landscaped area across the site boundary. The retail unit and car park are at a lower level than the highway. The surrounding buildings along Wood Street, Station Road and Oaks Way are a mix of retail and residential units.

4. Relevant Planning History

- 11/00570/FUL. INSTALLATION OF REFRIGERATION PLANT UNIT AND ERECTION OF BARRIER. Permitted 03.10.2011.
- 12/00432/FUL. ALTERATIONS TO SHOP PREMISES. Permitted 13.07.2012.
- 12/00449/FUL. ERECTION OF ARTIC CIRCLE PLANT AND TWO AC CONDENSER UNITS. Permitted 18.07.2012.
- 23/00836/FUL. Installation of two rapid electric vehicle charging stations and associated equipment. Permitted 19.10.2023.

6. Publicity

- 6.1. The application has been publicised by sending out letters to local residents. A site notice was also put up in the vicinity. No comments have been received.

7. Consultation

- Earl Shilton Town Council – no response.
- HBBC Pollution – recommended conditions.
- HBBC Waste – no objection.
- LCC Highways – no response.
- Natural England – no response.

8. Policy

- 8.1. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM10: Development and Design

- 8.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)

9. Appraisal

- 8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 9.2. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

- 9.3. Given the scale and appropriate design of the proposal, there will be no adverse impact on the street scene. The changes comply with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 9.4. By virtue of the height and siting of the changes, they are not considered to have a significant detrimental impact on the residential amenity of the occupiers of the neighbouring properties.

- 9.5. In light of the above, the changes comply with Policy DM10 of the SADMP.

10. Equality Implications

- 10.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

10.3. There are no known equality implications arising directly from this development.

11. Conclusion

11.1. By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposals would comply with Policy DM10 of the SADMP. The proposal can therefore be supported.

12. Recommendation

12.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

12.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the submitted application details, as follows:

- Block Plan Drg No. 90002 (received on 08/05/2024)
- Proposed Plan and Elevations - Drg No. 20011 (received on 08/05/2024)
- Proposed Plant Layout - Drg No. CR3 (received on 08/05/2024)

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

3. The Air Conditioning Units shall not be operated between the Hours of 22:00 and 07:00.

Reason: To ensure that the proposed use does not become a source of annoyance to nearby residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Lighting:

a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

- b) The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To ensure that the proposed use does not become a source of annoyance to nearby residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12.3. **Notes to Applicant**

- 1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.