

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Date: 27 August 2024



**Hinckley & Bosworth
Borough Council**

To: Members of the Planning Committee

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 27 August 2024** at **6.30 pm**.

PLANNING COMMITTEE - 27 AUGUST 2024

SUPPLEMENTARY AGENDA



Hinckley & Bosworth
Borough Council

List Of Late Items Received After Preparation Of Main Agenda

ITEM 07 **20/01225/FUL**
Site:- Land West Of, Clickers Way, Earl Shilton, Leicestershire

Sean Barratt

Proposal:- Residential development for 81 dwellings with provision of access, open space and associated infrastructure

Consultations:-

Revisions to the S106 obligations are stated below;

Revised Summary of Infrastructure Requirements

Infrastructure Category	Location / Description	Amount
Libraries	Earl Shilton Library	£2,452.36
Waste	Barwell HWRC	£4,011.93
Early Years Education	New School Provision	£125,738.60
Primary Education	New Primary School Provision	£518,627.97
Secondary Education (11-16)	New Secondary School Provision	£324,172.44
Post 16 Education	The Hinckley School	£51,661.07
Total		£1,026,664.37

This compares to a Total of £931,040.61 as reported to Committee previously.

From a Highways perspective:

- £500.00 admin fee (should the owners elect to provide their own Travel Packs)
- bus pass contribution was for two passes per dwelling at a cost of £490.00 per pass

ITEM 08 **22/01160/OUT**
Site:- Forest House, Leicester Lane, Desford, Leicester

Julie Clark

Proposal:- Proposed commercial unit (Use class E(g)(i,ii,iii) (outline application - access only)

Appraisal:-

Report Corrections/Additions

Paragraph 8.9

Whilst not altering the conclusions of this paragraph, the applicant and case officer have also approached the Councils Economic Development Officer in the past to ascertain if they were aware of suitable sites. Units of the right size were found in Barwell and Earl Shilton however they were reasonably old and dilapidated and thus it could have been assumed these were not have been suitable for the applicants needs. The discussions did not return any further results.

Paragraph 8.11

The nearest bus stop is at Desford Crossroads and not as mentioned within the reports as being in Desford village itself. The distance from the site access to Desford Crossroads south-west bound bus stop is approx. 750m which is within the CIHT guidance of 800m walk (10mins). The distance to the northeastern bound bus stop is 820m along a surfaced footpath from the site access. The Bus route 158 connects Nuneaton via Hinckley to Leicester on an hourly basis and does provide an option for accessing the site via more sustainable means. However, when length of the access drive from the site access with Leicester Lane, the walking distance would be increased by a further ~150m taking this above the 800m guidance and reducing the desirability for staff and visitors to access the site by bus.

Agent Correspondence

The applicant's agent has advised that in terms of the commercial space, "the client has stipulated the following -

Criteria for high quality Factory Space

Our company operates high end state of the art CNC machines, these are the same as the units widely used in the manufacture of precision components for Formula 1 cars.

To achieve the tolerances that these machines are capable of the environment in which they are installed need to meet the following criteria:

Control of the environment.

It is important that the temperature and humidity of the factory space is controlled, this is due to multiple factors the key one being the expansion and contraction of the metal used in the construction of the machine, the current space occupied by Savage does not allow for this and results to the machines being run for an additional 2 hours a day in the early morning to "warm them up".

This is unnecessary and the machines are wasting energy during this period, this adds additional energy costs and does not help our companies aim of reducing its Carbon Footprint and also the UK governments targets for emission's.

Floor Surfaces

floor surfaces on which the CNC machines are located needs to be completely level to a very tight tolerance, as this forms the "datum" for the machine's measurements.

Materials used in the construction of the floor are also an important factor, as the vibrations passed from machine to machine need to be minimised.

Based on the factors detailed above it is not easy to find an existing factory space that meets these criteria and will allow us to use our equipment efficiently and improve the tolerances that we currently able to achieve."

Updated Availability Schedule (submitted by the agent on 27/08/24)

Forest House availability schedule as at 20 April 2023. Updated 23 August including TO LET 2024.



- Criteria:
- Industrial accommodation
 - 10-mile radius from Hinckley
 - GIA - 5,000 – 10,000 sq ft

Availability as at 4 June 2024

Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	The Quadrant Kelsey Close Nuneaton CV11 6RS	GIA – 3,090 sq ft to 16,231 sq ft	£2,050,000	Bromwich Hardy	NovaLoca, Zoopla, Rightmove	Investment opportunity, tenants in situ.	This would be unsuitable as not a vacant property, Tenants in Situ.
	Genesis Park, South Wigston	GIA – 4,797 – 9,966 sq ft	£180 – 185 per sq ft	Phillips Sutton & Avison Young	Rightmove, Zoopla, Propolist, Loopnet	New builds	Price is unaffordable at £1.3m and not in required HBBC area, too far for employees to travel
	A46 Eastern Bypass, Coventry	GIA – 6,827 sq ft	£2,500,000	Bromwich Hardy	Rightmove, Zoopla	Investment opportunity, tenants in situ.	This would be unsuitable as not a vacant property, tenants are in situ.

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Woolston Garage, Brook Street, Woolston	GIA – 7,120 sq ft	£350,000	Howkins & Harrison	Rightmove, Loopnet	Vehicle garage	Building type unsuitable for manufacturing, this is a MOT/garage and not industrial or manufacturing facility
	8 Eastboro Fields, Nuneaton	GIA – 9,106 sq ft	£795,000	Loveitts	Rightmove, Zoopla, Loopnet	Children's day nurse use	This would be unsuitable as not a vacant property, also out of our preferred HBBC Area.
	Wigston Business Park Kilby Bridge Wigston Leicestershire LE18	GIA - 6,000 - 219,000 sq ft	POA	APB Property Consultants	Zoopla	Design and build opportunity.	Price is out of affordability and is out of our preferred HBBC Area.
	10 Layton Road, Leicester	GIA – 10,000 sq ft	£650,000	Kal Sangra	Loopnet	Two storey former clothing factory.	Out of our preferred HBBC Area. Our machinery would not be able to be located there

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	43 Spencer Street, Leicester	GIA – 8,314 sq ft	£495,000	Wells McFarlane	LoopNet	Single storey factory premises with north light roof.	This would not be suitable for manufacturing, very poor condition, no parking or adequate access and too far from HBBC Area.
	21 Coventry Road, Coleshill	GIA – 8,848 sq ft	£975,000	KWB	LoopNet	Part occupied. Majority offices. Industrial area is 1,847 sq ft.	Too far out of our preferred area of HBBC and part let out
	School Road, Bulkington	GIA – 10,000 sq ft	£625,000	PAARL	EGPropertyLink	Traditional manufacturing premises with flat.	This would not be suitable for our business and too far from HBBC Area.

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Availability as at 23 August 2024

Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Robinson Seabrook Moat Way Barwell LE9 8EY	GIA – 9,221 sq ft	£675,000	Wards	NovaLoca, Zoopla, CoStar, Boxpod, Proplis, On The Market	Under offer.	Not available
	The Quadrant Kelsey Close Nuneston CV11 6RS	GIA – 3,090 sq ft to 16,231 sq ft	£2,050,000	Bromwich Hardy	NovaLoca, Zoopla, Rightmove	Investment opportunity, tenants in situ.	This would be unsuitable as not a vacant property
	7 Netherwood Industrial Estate Ratcliffe Road Atherstone CV9 1JA	GIA – 7,423 sq ft	£465,000	Calders	LoopNet, CoStar	3,180 sq ft mezzanine included within GIA.	Too far not central for all employees to travel.
	Unit 5 Cornwall Road Wigston LE18 4XH	GIA – 6,780 sq ft	POA	Andrew & Ashwell	EG PropertyLink, Proplis	Also available to rent at £35,000 pax	This would not be suitable for our business and too far from HBBC Area.

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Brook Farm Stoneleigh Road Coventry CV4 7AB	GIA – 6,426 sq ft	£795,000	Holt Commercial	EG PropertyLink	Part café use.	Too far not central for all employees to travel, not a suitable building option.
	Unit E Hunter Terrace Fletchworth Gate Burnsall Road Coventry CV5 6SP	GIA – 5,351 sq ft + Mezzanine 1,725 sq ft	£665,000	Holt Commercial	EG PropertyLink, Zoopla	Also available to rent at £47,500 pax	Too far not central for all employees to travel.
	16 Morris Road Leicester LE2 6BR	GIA – 9,702 sq ft	£750,000	Innes England	EG PropertyLink, Zoopla, Rightmove, Boxpod, Proplis	Part vacant, part occupied. The lease expires on 1 April 2023. Passing rental of £16,500 pax. No details on whether current lease is inside or outside the security of tenure provisions of the Landlord & Tenant Act 1954.	Too far not central for all employees to travel. Also part sub let
	12A Saffron Way Leicester LE2 6UP	GIA – 6,793 sq ft	POA	Andrew & Ashwell	EG PropertyLink, Proplis	Also available to rent at £42,500 pax	Too far not central for all employees to travel.

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Shilton Industrial Estate 4 Gated Court Bulkington Road, Coventry CV7 9JY	GIA – 9,210 sq ft	£495,000	Loveitts	Zoopla	Under offer.	This would be unsuitable as not a vacant property – no longer available
	Ray-Ran Kelsey Close Attleborough Fields Industrial Estate Nuneaton CV11 6RS	GIA – 5,726 sq ft	£650,000	Loveitts	Zoopla, Rightmove		No Longer on the Market
	10 Jacknell Road Hinckley Leicestershire LE10 3BS	GIA – 5,515 sq ft	£695,000	Faulkner & Co	Zoopla		This is sold
	Elm Business Park Coventry Road Broughton Astley Leicestershire LE9	GIA – 5,000 to 120,000 sq ft	POA	Bray Fox Smith Andrew + Ashwell	Zoopla, Movehut	Design and build opportunity.	Price is out of affordability at over £1m

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Bayton Road Industrial Estate 24 Brindley Road Exhall Coventry CV7	GIA – 9,313 sq ft	£795,000	Holt Commercial	Zoopla, Movehut	Under offer.	Not Available
	Bardon Hill West Grange Road Bardon Hill Bardon Leicestershire LE67	GIA – 4,294 - 22,496 sq ft	POA	Mather Jamie	Zoopla, Boxpod	Design and build opportunity. Estimated first occupation Q1 2024. Subject to planning consent.	This would not be suitable for our business and too far from HBBC Area.
	Wigston Business Park Kilby Bridge Wigston Leicestershire LE18	GIA - 6,000 - 219,000 sq ft	POA	APB Property Consultants	Zoopla	Design and build opportunity.	Price is out of affordability and is out of our preferred HBBC Area
	E1 Whiteacres Whetstone Leicester LE8	GIA – 7,532 sq ft	£785,000	Mather Jamie	CoStar, Boxpod, Proplis, Movehut	Under offer.	Not available

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Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Blaby Business Park Lutterworth Road Blaby LE8 4DP	GIA - 10,000 sq ft	POA	APB Property Consultants	Boxpod	Under offer.	Not available

To Rent

Photograph	Address	Size	Price	Agent	Portals	Wards Comments	Savage Lighting Comments
	Swannington Road Broughton Astley LE9 6TU	GIA – 9254 sq ft	£6250 PM	Wells Mcfarlane	Rightmove	Under offer	Under offer , Old industrial type building, poor quality, no heating.
	Unit 1 Crondal Road Coventry CV7 9NH	GIA – 9865 sq ft	£7604 pm	Bromwich Hardy	Zoopla, Rightmove Boxpod	To Rent	This would not be a preferred option for our business, location is Coventry and building of poor quality too far from HBBC Area.

Forest House availability schedule as at 20 April 2023. 23 August including TO LET 2024



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 - GIA - 5,000 – 10,000 sq ft

	Former Triumph Motor cycle works	GIA – 7 8 7 6 sq ft	£5250 PM	Wells Mcfarlane	Rightmove	Warehouse to let	Warehouse facility only, uninsulated building, no office space
	Eden Business Park Caldwell Road Nuneaton	GIA – 6955 sq ft	£4167 pm	Bromwich Hardy	Rightmove	To Let	This would not be a preferred option for our business, location is Nuneaton and would cause additional travel for Leicester based staff, too far from HBBC Area.
	Sketchley Lane Industrial estate	GIA – 6436sq ft	£4291 pm	Innes England	Rightmove	Under Offer	Good location, size slightly smaller than required, no heating which would pose a problem already under offer.

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	Dawsons Lane Barwell LE9 8BE	GIA – 8583sq ft	£2500 pm	Wards	Rightmove	Factory to let	Very Poor Quality building, dated and in poor condition, not accessible for our machines
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Agent Supporting Information (submitted by the agent on 27/08/274)



Proposed SME Commercial Unit
Forest House Leicester Lane Desford

Supporting Information – Business Unit Availability as of 20th April 2024

Our client Savage Marine have obtained a further list of available premises from Local Agents – Wards Commercial – they have compiled the attached list from the various commercial agencies in the area not just from their own database.

Savage Marine are desperate to retain their business within the HBBC area – its where they have traded for the last 23 years and more importantly, its where their staff reside. A 10 mile search area range from Hinckley has been set – the application site is just over 6 miles away from the centre of the town.

Previous Building searches

Prior to embarking upon this planning application the client has been looking for suitable premises for a number of years – the lack of success in finding suitable premises, has led them to where we are today.

Savage Marine have engaged with the HBBC Economic Development Officers who acknowledge that the type and size of unit that they are looking for just doesn't exist within the HBBC area.

Reasons for rejecting certain Units

The clients have diligently scrutinised the available premises and have noted why they have been discounted as follows –

- The building is an investment opportunity with a sitting tenant.
- The buildings are unsuitable – i.e. similar to their existing rental premises.
- The building is out of the required area – Savage Marine want to stay within the HBBC area not relocate to neighbouring Authorities – South Wigston, Nuneaton, Leicester, Coleshill, Bulkington, Atherstone, Coventry or Coalville – this is to benefit their existing staff, some who have been with the company from the outset, as well as contribute economically to the Authority where their business was founded.
- Affordability – the new design and build opportunities that might become available generally attract a price premium of over £1million for approx. 500m2. The client has already had to invest in a European office just to continue their existing trading following the BREXIT decision. Being able to develop this site, which they already own, will allow them to invest in the design, appearance and functionality of the premises to allow economic growth moving forwards. It is estimated that 500m2 building at £1500/m2 will provide a high quality building within a project budget of circa £750,000.

HSSP Architects Limited Registered office: Pera Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB
Tel: 01664 543 288 www.hssparchitects.co.uk
Registered in England & Wales Registered number 06364232

Recommendation:-

On 16 August 2024, the Applicant agreed to revise the proposed Planning Condition 04 to reduce the Sunday opening hours of the proposal from 12:00 to 22:00 PM to 12:00 to 20:00 PM.

ITEM 09 **24/00609/HOU**
Site:- 11 Queensway, Barwell, Leicester, Leicestershire

Mr Craig Blain

Proposal:- Single storey side/front extension, new roof extension to provide loft space accommodation with front dormer windows and front and rear roof lights, front canopy porch and new dual pitched hipped roof to existing garage and car port.

- No late items have been received.

ITEM 10 **24/00503/FUL** **Mr Ali Kulhas**
Site:- Clares Bread And Butter, 4 Arnolds Crescent, Newbold Verdon, Leicester

Proposal:- Change of use from sandwich shop (Class E) to hot food takeaway (sui generis) including replacing an existing extract system

- No late items have been received.

ITEM 11 **24/00294/REM** **Mr Liam Edwards**
Site:- Land North, Barton Road, Barlestone, Leicestershire

Proposal:- Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) of outline application (21/00096/OUT) for residential development of up to 55 dwellings (Outline- access only)

Introduction:-

Following publication of the report the Applicant has confirmed that the site has been acquired by Stonewater Developments Ltd and that Stonewater will develop the site that is the subject of this application as a 100% affordable housing scheme. Stonewater is one of the largest registered affordable homes providers in the country and they have confirmed that as a strategic partner of Homes England, Stonewater has been allocated funding in their current programme to support delivery of the site.

Revised plans that provide a second footpath link on the Barton Road frontage adjacent to the public open space and provide additional public open space adjacent to the attenuation pond have been provided.

Paragraph 3.3 of the main report is corrected in that it is the Tollgate Family Dental Centre opposite the site and not a doctors' surgery.

Consultations:-

Further to Section 6 of the report Active Travel England have no comments to make on the application.

Further to paragraph 6.8 of the main report a condition securing the provision of bird and bat boxes is required.

Further to paragraph 8.48 of the main report it is confirmed that the development would also be subject to the requirements of the S106 Agreement that relates to the outline permission 21/00096/OUT. This includes that no development shall commence until the Borough Council has approved an Affordable Housing Scheme for the site. It also includes that prior to the commencement of development the Landowner will confirm whether they wish to maintain the on-site open space area or whether they intend to transfer it to a management company or alternatively request that the Borough Council or the Parish Council maintains the on-site open space area. The reference to Parish Council, although not specifically defined, means Osbaston Parish Council as the site lies within Osbaston parish.

Condition 1 shall be revised to include the any relevant approved plans. Condition 7 shall be revised to include play equipment and the timing of the provision of the open space, play equipment and pedestrian routes.

Barlstone Parish Council has confirmed that no one will be speaking at Committee but the objections to the application are repeated. The Parish Council also adds that the one shop in Barlestone (a Co-op) struggles to cope with village demands, the primary school is full, the bus services have been cut so people that do not drive cannot get to college/work, which in turn has led to unemployment and increased crime in the village. Osbaston is a hamlet – they use all of Barlestone's amenities and Barlestone already struggles. Further to this the change in number of houses from the original application will only add even more pressure on an already stretched infrastructure that the Barlestone community neither wants or can cope with.

Officer comment: The Parish Council objection ignores that there is a convenience store directly opposite the site that lies within Osbaston Parish. It also seems to ignore that the dental surgery lies within Osbaston parish but is presumably used by residents of Barlestone.

Recommendation:-

The recommendation remains one of approval subject to the conditions outlined in the main report and as supplemented by those above and that the detail of the final wording of the conditions is delegated to the Head of Planning.

ITEM 12

22/00695/HYB

Mr R Jeffcoate

Site:- Factory Units, 23 Wood Street, Hinckley, Leicestershire

Proposal:- Hybrid planning application comprising: Outline application (access, appearance and scale to be considered) for the demolition of existing factory building and erection of a residential building comprising up to 12 residential units; a Full application comprising the change of use of the existing factory building to residential including the addition of an extra storey and comprising 14 residential units

Recommendation:-

Paragraph 11.1 needs to be amended to:

"11.1 That the application be Approved subject to the conditions set out below."

ITEM 13

24/00127/FUL

Mr Tsen Wharton

Site:- 314A Station Road, Bagworth, Coalville, Leicestershire

Proposal:- Erection of 4 dwellings, alterations to existing dwelling and widening of access

Introduction:-

The below comments have been received from Nicholas Williams, Architect and Application Agent;

"The comments below support the planning application to be considered at committee on the 27th August 2024. We respectfully request that the application be approved by members.

This application is a follow up from 22/00733/FUL which was refused at Committee.

This application was dismissed at appeal, (APP/K2420/W/3319934) however the inspector clearly stated only one issue; the larger HMO property position and design not being in line with the local context was the reason for the dismissal. All other issues were acceptable.

This new application addresses the issues raised by the Inspector, replacing the HMO with a 3 bed detached property similar to the other proposed dwellings and surrounding properties, and is sited further from the boundaries. There are no overlooking / loss of privacy issues or loss of outlook from existing properties.

I would reiterate that:

- *officers have recommended this application for approval.*
- *scheme is compliant with NPPF as a sustainable scheme, within the Bagworth settlement boundary and as such in NPPF terms is considered a “presumed approval”*

The scheme though small provides housing required to fulfil new homes targets. I note that the authority currently has invitations out to land owners requesting them to bring forward sites, to fulfil new build housing targets, further demonstrating that need.

With respect to objections made through the application process by members of the public, I wish to set out the following points in response:

- 1.) Works to the existing bungalow** *Refurbishment works to the existing 314a that were completed do not require planning consent. All works completed were completed under permitted development rights or were internal refurbishment. The bungalow has to be included in the application area as it currently occupies the whole planning unit (the site). Works are not being applied for retrospectively as it is not necessary to do so.*
- 2.) Highways Issues:** *LCC Highways have had 3 opportunities to look at this scheme. (pre-application and 2 application processes) They are satisfied with the proposals. There will be detailed conditions on any approval to assess the details of the implementation.*
- 2a.) Driveway** *The driveway was widened for a short length on a temporary basis to facilitate the refurbishment works done to 314a. As previously stated, if the development was not to proceed this would be put back to its previous state by the applicant. The proposed driveway width has been achieved to satisfy LCC Highways requirements as well as the vision splays and onto Station Road. These are likely to be subject to technical detailed design done at condition stage. in fact pedestrian visibility at this point is excellent. The new driveway is suitable for fire tender access, delivery vehicles and private rubbish collection.*
- 2b.) Parking** *The parking provision for the scheme is in excess of requirements and provides 2 visitor spaces. As such there will be no impact on the parking situation on Station Road.*
- 3.) Development Density** *The scheme is less dense than the surrounding properties, however these existing properties have gardens of between 35 and 50metres in length and as such are wholly unrealistic for development in today’s terms. Similar new build family properties recently developed on the opposite side of Station Road are at a far higher density than this proposed development.”*

ITEM 14

**24/00591/FUL &
24/00592/ADV**

Tim Haq

Site:- Unit 4, 122 High Street, Earl Shilton, Leicester

FUL Proposal:- Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). New accessible ramps, installation of signage, parking and alteration to the property.

ADV Proposal:- Installation of non-illuminated wall mounted lettering signage

Appraisal:-

- The report states 10 apartments, however there are 9 apartments (1F is split into 4 and 4a)
 - The report states that the laundry facility is on the ground floor, however it is on the first floor.
-