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thetylerparkespartnership

architecture town planning design

Our ref. 9050 mjs2

24 JUN 2009



Hinckley & Bosworth Borough Council
Development Services
Council Offices
Argent Mead
Hinckley
Leicestershire
LE10 1BZ

22 June 2009

Dear Sirs

83 Church Street, Burbage, Leicestershire

We have been instructed by Central Midlands Estates Ltd to submit a planning application for the Change of Use of a Former Bakery to Office with Ancillary Ground Floor Storage. The application has been submitted electronically through the Planning Portal so we attach hereto three copies of the site location plan with the site edged in red, together with a cheque in the sum of £335 payable to Hinckley & Bosworth Borough Council.

We understand that the Council has recently refused to grant a Certificate of Existing Use of the building for warehouse and office use. We have visited the property and it is evident that the primary use of the building is for offices, all of which are located on the first floor. The limited amount of storage on the ground floor is of an ancillary nature to the main business.

To assist your deliberations and to help consultees we have included a series of photographs of the property in an Appendix to this letter.

The purpose of this application is to regularise the position regarding the particular use of this building by our client's tenants. They are local business people employing local residents, some of whom live within walking distance of the office. Their business makes effective use of a building that has been present on the site for more than a century.

The building is being used without any external adaptation. The nature of use of the building is low-key, inoffensive and has little impact on the occupants of any nearby dwellings. It causes no harm to neighbouring residents who live in more recent properties to the rear, causes no conflict with businesses in adjoining premises owned by our client, and no adverse highways impact, to which I return below.

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The Tyler-Parkes Partnership Limited Registered in England No. 4102717
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The premises are occupied by Go Creative Global Sourcing Solutions, a company run by Mr & Mrs Collier. Their business comprises the sourcing of home accessories from the Far East and their supply to major retailers. They provide items such as bathroom accessories, candles and tableware. Generally they supply items to adorn one's home.

Although they supply major companies such as Matalan, Sainsburys, T J Hughes and Wilkinsons it is imperative to note that the goods themselves do not come through the premises. We would not wish the Local Highways Authority to presume that there are any deliveries in large vehicles. They are shipped direct from the warehouse to the customer. Essentially they act as the 'middleman' between Far East manufacturers and suppliers and the customers in the UK.

The limited amount of ancillary storage on the ground floor consists of samples and faulty stock and is purely ancillary to the primary use. Unlike previous uses of the building this tenant merely receives deliveries 3 or 4 times per week by DHL in a small van. Attached are photographs of a typical delivery taken on 20 May 2009. The delivery van was on site for less than 5 minutes.

The property has a long history of commercial use since its use as a bakery ancillary to our client's retail business ceased in 1960. Since that date it has been let to a number of tenants, starting with upholsters, the ground floor being used as a workshop or warehouse. The first floor has always been used as an office in association with other uses, either as a principal or ancillary use. A summary of the most recent is as follows;

- Car phone installation: May 12 1987 for 6 years
- Sales and storage of precision measuring equipment: 30 July 1994 for 3 years
- Clothes workshop and storage: 10 December 1999 to 16 April 2002
- Antiques storage: 17 February 2006 to 28 February 2007
- Home furnishings (Go Creative): 15 June 2007 onwards

The business is run by the Colliers and they have 4 employees and 2 vacancies. The business operates Monday to Friday although Mr Collier may work from the premises on a Saturday morning. He will arrive from 07.30 hours until 18.00 hours with employees working lesser hours. Together with some of the other employees the Colliers live close enough to walk to the office. Nevertheless, there is a parking area allocated within the leased area, this being to the north east side of the building. This has a stone dressed surface and is readily capable of accommodating up to 6 vehicles although this number does not arise in practice.

It is in a central position in the middle of the village and is also served by frequent bus services on route 71 from Hinckley. This runs throughout the day at frequent intervals and at times suitable for employees.

As indicated the ground floor includes storage on a number of racks around the outside walls, stairs leading to an upper floor containing two small and two larger offices. To the rear of the building first floor windows are obscure glazed to prevent any overlooking of neighbouring gardens.

Other than the delivery van about 2 cars would be parked at the premises. This has to be seen in context of the wider use of this area at the rear of Church Street premises. Access to the parking area is gained through an archway from Church Street adjacent to our client's retail shop. Parking is available for shoppers as well as spaces being allocated for shop employees and the dentist. Consequently, whilst there is general activity and usage of this traditional and long established access the tenants of this building contribute very little to daily traffic flows.

Waste card is recycled and other waste, such as broken samples, are collected by skip once every two months or so.

We believe that the present use of the building is entirely suitable. The building has a long history of commercial use, some of which would be potentially more problematic than the present tenants, both in terms of the nature of the activity and the potential for traffic generation. Notwithstanding that, there is no evidence of any complaints regarding any of our client's previous tenants of this building, all of whom, like the Colliers, have been good neighbours.

Our clients clearly recognise that their premises adjoin dwellings and take care to safeguard residents' amenity as they have done in their occupation of this site over many decades.

We trust that you find our client's use of the building acceptable. If you have any queries do not hesitate to contact our office and we will be able to take instruction and advise accordingly.

Yours sincerely,



Martyn J Single Dip TP., MRTPI
Director
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Enc.
cc. Central Midlands Estates Ltd