



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land Adjacent to Hinckley Cricket Club

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Griffin

Company Name

Heart of England Community Boxing Club

Address

Address line 1

127 Upper Bond Street

Address line 2

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

England

Postcode

LE101RT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Geary

Company Name

Corporate Architecture Limited

Address

Address line 1

Venari House

Address line 2

1 Trimbush Way

Address line 3

Town/City

Market Harborough

County

Country

England

Postcode

LE16 7XY

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

3644.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The erection of a new two-storey boxing gym with associated parking & outdoor activity areas. Refer to Design & Access Statement & Drawings for full project description.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The Application site is located to the southeast of the Hinckley Town Cricket Club boundary, Leicester Road, Hinckley, Leicestershire, LE10 3DR. The site is a recognised local centre for sport being the home for Hinckley Football, Rugby, Cricket, Tennis & Netball clubs. The piece of land proposed for the development is currently vacant within the wider site.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Not Applicable.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

5No. Courses of Weinerberger Solid Blue Class A Engineering Brick Kingspan KS Mini Micro-Rib Wall Panel Laid Horizontally. Colour Spectrum Metallic Silver. Kingspan KS Quadcore Evolution Axis Laid Horizontally. Colour Spectrum Metallic Greyrock. Kingspan KS1000RW Wall Panel Laid Vertically. Colour Spectrum Metallic Silver.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Kingspan KS1000RW Wall Panel. Colour Goose Wing Grey.

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

External Quality UPVC Doors & Windows with Eurostyle Stainless Steel Handles & Associated Ironmongery. Polyester Powdercoated or Factory Finished RAL7016 Anthracite Grey. Entrance Doors to be glazed with long bar pull handles. Curtain walling to be aluminium finished RAL7016 Anthracite Grey.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

External Quality UPVC Doors & Windows with Eurostyle Stainless Steel Handles & Associated Ironmongery. Polyester Powdercoated or Factory Finished RAL7016 Anthracite Grey. Entrance Doors to be glazed with long bar pull handles. Curtain walling to be aluminium finished RAL7016 Anthracite Grey.

Type:

Vehicle access and hard standing

Existing materials and finishes:

N/A

Proposed materials and finishes:

Hardwearing limestone chipping by Breedon Aggregates or similar approved. Colour to be iron grey / Shierglas Silver or similar. Laid over permeable plastic grate retaining system. Brett Beta Block Paving Colour Silver Haze to Disabled Bays Only.

Type:

Other

Other (please specify):

Hard Landscaping

Existing materials and finishes:

N/A

Proposed materials and finishes:

Feature Paving Slabs 600mm x 600mm x 50mm square paving slabs by Tobermore. Mayfair range Colour: Silver. Associated Kerbs to be Tobermore Fusion Kerb Colour: Silver Paving Slabs to Building Perimeter. 600mm x 600mm x 50mm Concrete textured flag paving slabs. Associated Kerbs to be Standard Half Battered Concrete Kerbs by Marshalls.

Type:
Lighting

Existing materials and finishes:
N/A

Proposed materials and finishes:
Driveway & Parking Illuminated Bollards Mansfield Semi-Domed Top Illuminated 980mm high x 156mm diameter External Parking Bollard Light.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See Appendix F - Materials Schedule

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

26

Difference in spaces:

26

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

8

Difference in spaces:

8

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

It is believed that sewer runs along Leicester Road within the bund adjacent to the site. Developer enquiries will take place to establish locations one application permission is granted.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Refer to proposed site plan drawing 100 for location of proposed Bin Store.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bin store will contain mixed bins for general waste and recycling. Recycling bins will be provided within the development, reducing the quantity of waste material generated.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

Previous Use Class D2 - Assembly & Leisure, would now be covered under Use Class E.

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

1024

Net additional gross internal floorspace following development (square metres) (d = c - a):

1024

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	1024	1024

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class: Other (Please specify) Other (Please specify): Previously Class D2 however now Class E. Unknown: No Monday to Friday: Start Time: 07:00 End Time: 21:00 Saturday: Start Time: 07:00 End Time: 21:00 Sunday / Bank Holiday: Start Time: End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

21/10162/PREHMO

Date (must be pre-application submission)

16/03/2022

Details of the pre-application advice received

Pre-application feedback was positive from all aspects with a opening recommendation that "it is likely the proposed scheme would be supported by the authority, subject to the detailed matters discussed below being addressed appropriately".

Subsequently to the pre-application process, we discussed the necessary documents that needed to be submitted for planning and those that could be conditioned on the approval. Reason being we want to avoid any unnecessary costs to our client until planning is granted as a large portion of the money was fundraised and charity raised.

Reports and documents that are not included within this submission will be commissioned as required post-approval. This was agreed with Alex Jelley on email.

As such we would be looking for a 'Conditional Planning Approval' that highlights the reports that are necessary and the pre-start conditions that must be satisfied.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

17

Suffix:

Address line 1:

Forest Road

Address Line 2:

Town/City:

Hinckley

Postcode:

LE101HA

Date notice served (DD/MM/YYYY):

24/11/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Oaks

Number:

Suffix:

Address line 1:

Lutterworth Road

Address Line 2:

Town/City:

Ullesthorne

Postcode:

LE175DP

Date notice served (DD/MM/YYYY):

24/11/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

47

Suffix:

Address line 1:

Mays Farm Drive

Address Line 2:

Town/City:

Stoney Stanton

Postcode:

LE94HA

Date notice served (DD/MM/YYYY):

24/11/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Jack

Surname

Geary

Declaration Date

24/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jack Geary

Date

2023/11/24