

Delegated Report

Planning Ref: 26/00596/FUL

Applicant: Mrs Jessica Jones

Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 9 Station Road Bagworth Coalville

Proposal: Installation of a modular self-service launderette facility and associated works (Retrospective)

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 retrospective planning permission for the installation of a modular self-service laundrette facility and associated works at 9 Station Road, Bagworth.
- 2.2. The proposed unit is sited upon the buildings existing northern elevation and measures 2.50 metres (W) x 3.15 metres (L) x 2.24 metres (H). It is finished in dark grey metal panels with glazing to the side of and blue, white and black signage around of.
- 2.3. The unit comprises three machines, two washing machines and a single drying machine. It is illuminated to assist with its operation.

3. Description of the site and surrounding area

- 3.1. The application site relates to a working men's club, situated within the settlement boundary of Bagworth and the constraints of the National Forest.
- 3.2. The building itself has a 'L' shaped form that is characterised by a mixture of dual-pitched and flat roof forms with a buff brick finish. To the north of the site sits a tarmac hardstanding suitable to host a parking provision for 28 vehicles.
- 3.3. The site is surrounded by residential development with open fields to the west.

4. Relevant planning history

26/00742/FUL

- Retrospective application for the sitting of an InPost Parcel Locker
- Pending Consideration

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publications two letters of support and two letters of objection have been received which are summarised below.

5.3. Letters of support:

- This proposal is essential for the club to help with the ever-increasing running costs, without diversifying and generating extra income there are concerns that the club will be shutting its doors;
- There has been no antisocial behaviour since the unit has come into operation;

- The facilities have been heavily utilised by the local community.

5.4. Letters of objection:

- The proposal is unsightly and incongruous;
- No attempt has been made to conceal the unit;
- Releases light pollution;
- No restriction on items put in machines (**Officer Comment – Attention is drawn to the submitted Planning Statement which clarifies that the unit is for the washing and drying of clothing textiles**);
- Incorrect noise data has been submitted;
- Loss of parking provision;
- Open 24/7;
- Not been mounted onto a secure base (**Officer Comment – Following my site visit the unit appeared to be securely fixed to the ground in accordance with the submitted Planning Statement. Nonetheless, this would be a matter for the Leicestershire Building Control Partnership to review**).

6. **Consultation**

6.1. Bagworth and Thornton Parish Council:

- Objects to the application due to its retrospective status and neighbouring impact. If this application is approved the Parish wish for consideration to be given to a reduction in operating hours and the change of the light omission.

6.2. HBBC Environmental Health (Pollution):

- No objections, subject to the opening hours being restricted to 7:00am – 23:00pm daily.

7. **Policy**

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

7.2. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)

8. **Appraisal**

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

- Impact upon parking provision and highway safety

Assessment against strategic planning policies

- 8.2 Paragraph 3 of the National Planning Policy Framework ('NPPF') confirms that the national decision-making policies within the Framework are a material consideration in making these decisions and should be read alongside the policies in the Development Plan. Planning decisions must also reflect relevant international obligations and statutory requirements. Paragraph 7 of the NPPF confirms that the national decision-making policies should be read as a whole.
- 8.3 NPPF Policy S3 (1) confirms that decisions on development proposals should apply a presumption in favour of sustainable development.
- 8.4 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.
- 8.5 In accordance with Annex A (2) of the NPPF, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.
- 8.6 The proposal is situated within Bagworth's settlement boundary and therefore Policy S4 of the NPPF is triggered. Policy S4 of the NPPF seeks to ensure that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 8.7 In light of the above, the proposal is considered acceptable in principle. Other material considerations are set out within the next sections of the report.

Design and impact upon the character of the area and the National Forest

- 8.8 Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.
- 8.3 To create well-designed places, Policy DP3 (2(c)) of the NPPF states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- 8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides,

codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

- 8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.9 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.10 Policy 21 of the Core Strategy seeks to ensure that proposals within the National Forest are supported where
- The siting and scale of the proposed development is appropriately related to its setting within the Forest
 - The development respects the character and appearance of the wider countryside and
 - The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside

Within the National Forest new developments will be required to reflect the Forest context in their accompanying landscape proposals. Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping will generally involve woodland planting but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents.

- 8.11 Concerns have been raised that the unit is unsightly and incongruous and that no attempt has been made to conceal the unit.
- 8.12 The retrospective modular self-service launderette facility has been installed within the car park of the application site upon the buildings existing northern elevation. The unit is of a modest scale and is largely concealed from the approach from Barlestone Road, by virtue of the existing built form, with the main views being achieved from the south of Station Road. The unit is, nonetheless, seen in the context of the existing use and appears as an ancillary structure, which does not form an unexpected feature for the site.
- 8.13 Overall, the proposal is considered to accord with Policy DM10 of the adopted SADMP, Policy 21 of the Core Strategy and Policy DP3 of the NPPF.

Impact upon neighbouring residential amenity

- 8.14 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.6 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:

- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
- 8.15 Policy DM7 of the adopted SADMP seeks to ensure that development does not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.
- 8.16 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.17 Concerns have been raised that this laundrette unit has and will continue to harm residential amenity.
- 8.18 The Council's Environmental Health Officer has reviewed the submitted Noise Survey 'ME Group UK, Epsom - Revolution Wash Kiosk Study' and is satisfied that the proposal would not, under normal operating conditions, result in unacceptable noise levels being omitted. In addition, it is not considered that the illumination of the unit would give rise to light pollution. Notwithstanding the above, a condition is still considered reasonable and necessary to restrict the operating hours of the unit in the interests of protecting residential amenity overnight where background noise would be lesser.
- 8.19 The unit is a modest size, with only 3 machines available which will naturally restrict its use and the level of activity/congregation around the unit. This level of activity is not considered to result unacceptable harm to the residential amenities of adjacent residential neighbours. In addition, due to its modest scale and the minimum separation distance of 21.69 metres to the nearest residential property, 9 Lime Grove, no harm will arise to their residential amenities associated with the built form of the proposal.
- 8.20 In light of the above, the proposal complies with Policies DM7 and DM10 of the adopted SADMP, and Policy P3 of the NPPF.
- Impact upon parking provision and highway safety
- 8.21 Section 15 of the NPPF promotes sustainable transport. Policy TR2 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:
- 8.22 Ultimately, development should not be prevented or refused on highways grounds if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as

any wider network improvements, including measures to support sustainable patterns of movement in accordance with Policy TR6 (4) of the NPPF.

- 8.23 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.24 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.25 Concerns have been raised surrounding loss of parking provision and increased traffic to the site.
- 8.26 The laundrette unit is located upon two existing parking spaces, nonetheless, given that the usability of these spaces was limited prior to the installation of the unit, by an existing shelter which was in situ since at least 2009, the proposal is not considered to impact the available parking provision provided at the site. In addition, whilst the proposal may give rise to increased vehicular movements associated with the unit; these would be naturally limited by the limited size of the laundrette unit and are considered likely to form a minor addition to the established regular vehicular movements associated with the existing use.
- 8.2 By virtue of the above, the proposal is considered to comply with Policies DM17 and DM18 of the adopted SADMP, the LHDG, and Policies TR2 and TR6 of the NPPF.

9. Equality implications

- 9.1 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.
- 9.2 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.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1 It is considered that the proposed development would be in accordance with Policies DM7, DM10, DM17 and DM18 of the adopted SADMP, the LHDG, and Policies S4, P3, DP3, TR2 and TR6 of the NPPF. The proposal is therefore recommended approval subject to the below conditions and informatives.

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined at the end of this report
- 11.2 **Conditions and Reasons**

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

- Site Location Plan, Drg No. 26082-P01
- Proposed Site Plan, Drg No. 26082-P02
- Elevations, Drg No. e9_050_817_646_a as received by the Local Planning Authority on the 23rd June 2026.
- ME Group UK, Epsom - Revolution Wash Kiosk Study as received by the Local Planning Authority on the 11th August 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM7, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies P3, DP3, TR2 and TR6 of the National Planning Policy Framework (2026).

2. The unit shall not be in operation other than between the hours:-

- 7:00am - 23:00pm Monday - Sunday (including bank and public holidays)

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy P3 of the National Planning Policy Framework (2026).

11.3 Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.