

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

CNG Fuels Ltd
C/O Mr Tim Williams
Firstplan Ltd
Broadwall House, 21 Broadwall
London
SE1 9PL

Name and Address of Agent (if any)

Mr Tim Williams
Firstplan Ltd
Firstplan Ltd
Broadwall House
21 Broadwall
London
SE1 9PL

Part I - Particulars of Application

Date of Application	Application No.
19 June 2026	26/00568/CONDIT

Particulars and location of development :

Variation of conditions 2, 3, 4, 5 and 6 of planning permission 23/00613/FUL. Amendments to access, reduction in the number of pump islands from 12 to 10, gated access to the gas connection facility and other modest scheme layout updates.

Land South Of A5 Watling Street & West Of Petrol Filling Station Hinckley Leicestershire LE10 3ED

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission 23/00613/FUL on 02 July 2024.

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 otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

Submitted: 11 August 2026:

- Eastern Vertical Visibility Access Layout (22 240 122B)
- Proposed Highways Widening Works (22 240 124A)
- Proposed Right Turn Layout (22 240 120E)

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- Western Vertical Visibility Access Layout (22 240 125A)

Submitted: 19 June 2026:

- CNG Watling Street External Lighting Scheme - 6518 LTG 001 Rev P5
- Landscape Proposals - D333_L_001_Rev E
- Location Plan - 042-01-CNG-101-I
- Proposed Catchment Plan - TC P9298 23 103 H
- Proposed Site Block Plan - 042-01-CNG-103-M
- Proposed Site Elevations - 042-01-CNG-105-H
- Proposed Site Layout - 042-01-CNG-104-M
- Proposed Site Lighting - 042-01-CNG-106-L
- TC P9298 23 101 I - Proposed Drainage Layout Sheet 1 of 2
- TC P9298 23 102 F - Proposed Drainage Layout Sheet 2 of 2

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall be constructed in strict accordance with the mitigation measures and practises within the Environmental Management Plan and Health and Safety Plan detailed at Section 5 of Construction Environment Management Plan (submitted: 19.06.2026).

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall be constructed in accordance with the Construction Strategy and Management Plan, the vehicle access and routing, and the implementing, monitoring and updating processes detailed at Sections 5.0, 6.0 and 7.0 of the Construction Management Plan - 22-240-07C - Issue 1 (submitted: 19.06.2026).

Reason: In the interests of highway safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the Department for Transport's Circular 01/2022.

5. The development hereby permitted shall be constructed in accordance with the recommendations for successful tree retention detailed at Section 5 and the recommendations at Section 6 of the Arboricultural Impact Assessment (submitted: 19.06.2026).

Reason: To ensure that the existing trees on the site are retained and protected and to ensure a satisfactory form of development in accordance with Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall be constructed in accordance with the recommendations detailed at Section 5.0 of the ecology Technical Note (submitted: 19.06.2026).

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. The development hereby permitted shall be constructed in accordance with the contamination assessment recommendations, including, but not limited to, processes regarding infiltration rates, geotechnical assessment, and waste soil management as detailed at Section 6 of the Site Investigation & Ground Assessment (submitted: 19.06.2026)

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any

remediation works so approved shall be carried out prior to the first use of the development hereby permitted.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. Prior to the first use of the development hereby permitted, details of signage or other methods of control to ensure that the refuelling of private cars is prohibited shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out as per the approved details and the CNG fuelling station shall not be used for the refuelling of private motor cars.

Reason: To control future use of the site in the interests of highway safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. Prior to the first use of the development hereby permitted, the access arrangements detailed on the Eastern Vertical Visibility Access Layout (22 240 122B), the Proposed Highways Widening Works (22 240 124A), the Proposed Right Turn Layout (22 240 120E), and the Western Vertical Visibility Access Layout (22 240 125A) plans submitted on 11 August 2026 shall be implemented in full. The access arrangements shall thereafter be maintained in perpetuity in accordance with the approved details

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. Prior to the first use of the development hereby permitted, the parking and turning facilities detailed on the Proposed Site Layout - 042-01-CNG-104-M plan submitted on 19 June 2026 shall be implemented in full. The on-site parking and turning facilities shall be kept available for such uses thereafter in perpetuity.

Reason: To ensure that adequate off-street parking provision is made and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. Prior to the first use of the development hereby permitted, the development shall be undertaken in strict accordance with the Surface Water Drainage Strategy detailed at Paragraph 5.7 of the Flood Risk Assessment and Drainage Strategy (submitted: 19.06.2026), TC P9298 23 101 I - Proposed Drainage Layout Sheet 1 of 2 (submitted: 19.06.2026), TC P9298 23 102 F - Proposed Drainage Layout Sheet 2 of 2 (submitted: 19.06.2026), and the Proposed Catchment Plan - TC P9298 23 103 H (submitted: 19.06.2026).

Once provided, the Drainage Strategy shall be so maintained in perpetuity. No surface water shall be permitted to run off from the development hereby permitted on to the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of development hereby permitted may be made to any Strategic Road Network drainage systems.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and in the interests of highway safety and the safe and efficient operation of the Strategic Road Network, and to protect the integrity of the Trunk Road drainage asset in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the Department for Transport's Circular 01/2022.

13. Prior to the use of the development hereby permitted, the proposed external lighting shall be constructed in accordance with the Proposed Site Lighting - 042-01-CNG-106-L (submitted: 19.06.2026), the CNG Watling Street External Lighting Scheme - 6518 LTG 001 Rev P5 (submitted: 19.06.2026), and the details of the proposed luminaires, the LED colour temperatures, and the lighting controls between Pages 11 and 15 of the External Lighting Proposal - Issue 6 (submitted: 19.06.2026). The external lighting shall thereafter be maintained in perpetuity in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. The rating level of the noise emitted from any plant located at the site should not exceed the representative background level by more than 3dB at any premises used for residential purposes surrounding the site when assessed in accordance with BS4142:2014+A1(2019).

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).

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 building.control@blaby.gov.uk or call 0116 272 7533.
2. Any works affecting National Gas Transmission's apparatus, easement rights or future access requirements may require separate assessment and approval outside of the planning process.
3. In relation to Conditions 07 and 08, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

C. Brown.

Christopher Brown MRTPI
Assistant Director Planning & Regeneration

Date : 28 August 2026

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within six weeks of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	26/00568/CONDIT
Proposal:	Variation of conditions 2, 3, 4, 5 and 6 of planning permission 23/00613/FUL. Amendments to access, reduction in the number of pump islands from 12 to 10, gated access to the gas connection facility and other modest scheme layout updates.
Site Location:	Land South Of A5 Watling Street & West Of Petrol Filling Station Hinckley Leicestershire LE10 3ED

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
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