Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant
Nicola Anstee
Hinckley Sea Cadets
Hinckley Sea Cadet Corps
Wharf Yard
Hinckley
Leicestershire
LE10 0NQ

Name and Address of Agent (if any)
Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
20th March 2026	26/00274/FUL

Particulars and location of development :

Two-storey extension and replacement of existing shipping containers with a new storage building and shower block.

Hinckley Sea Cadet Corps Wharf Yard Hinckley Leicestershire LE10 0NQ

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 this permission.

   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, as follows:

   - Existing Site Location Plan, Drg No. 25/115 02a as received by the Local Planning Authority on the 20th March 2026.
   - Proposed Extension, Drg No. 25/115 05d;
   - Proposed External Store and Showers, Drg No. 25/115 06c as received by the Local Planning Authority on the 26th August 2026.
   - Proposed Site Plan, Drg No. 25/115 04e as received by the Local Planning Authority on the 22nd

September 2026.

- Preliminary Ecological Appraisal, Bat Emergence Surveys & Water Vole Surveys as received by the Local Planning Authority on the 28th October 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM6, DM10, DM11, DM12, DM17, DM18 and DM25 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Chapter 20 and Policies HC4, DP3, P3, TR2, TR6, N1 and N2 of the National Planning Policy Framework (2026) and Section 72 of the Listed Buildings and Conservation Areas Act (1990).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the building/extension hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Chapter 20 and Policies DP3 of the National Planning Policy Framework (2026) and Section 72 of the Listed Buildings and Conservation Areas Act (1990).

4. No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity and contamination been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

A. Identification of potentially damaging construction activities
B. practical measures and sensitive working practices to avoid or reduce impacts during construction on Water vole, Otters, Ashby Canal and Wharf Pit 3
C. timing of works to avoid harm to nesting birds
D. responsible persons for overseeing sensitive works
E. use of protective fencing where required
F. measures to minimise the risk of dust, debris and silty or otherwise contaminated runoff entering the Ashby Canal adjacent to the southern site boundary during construction operations

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.

Reason: In order to ensure that protected species and areas of ecological value are not harmed by the development and to minimise the risk of contaminants, debris or other material entering the Ashby Canal during construction operations and adversely affecting water quality or wildlife supported by the canal.

5. No development shall take place until a construction method statement for both the new building and the extension to the existing building hereby permitted has first been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of all foundation designs and construction methods together with details of any other proposed earthmoving or excavation works required in connection with the development and shall identify and incorporate any measures necessary to minimise the risk of adversely affecting the stability of the adjacent Ashby Canal bank (such as vibration monitoring if a piled foundation solution is proposed or the establishment of stand-off distances from the canal bank for operating plant or machinery or for storing materials). The development shall thereafter only be carried out in accordance with the approved details.

Reason: In the interests of avoiding the risk of creating land instability arising from any adverse impacts from construction, earthmoving, excavations or other associated operations which could adversely affect the stability of the Ashby Canal bank in accordance with Policy P2 of the National Planning Policy Framework (2026).

6. No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.

Reason: To ensure that protected species are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies (2016) and Policy N1 of the

National Planning Policy Framework (2026).

7. Within one month of the removal of the tree; details of the species and size of the replacement tree identified on the submitted Proposed Site Plan, Drg No. 25/115 04e shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall be planted in accordance with the approved details in the next available planting season (October to March).

   Reason: To ensure that replacement trees are planted on site in the interests of protecting the amenity of the area, and the Ashby Canal Conservation Area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Policies Development Plan Document (2016), and Chapter 20 and Policies DP3, HE9 and N2 of the National Planning Policy Framework (2026) and Section 72 of the Listed Buildings and Conservation Areas Act (1990).

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.

b) All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 26th November 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/appeal-planning-decision). 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.

PPNOTES (02/07/2014)

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-commence 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:	26/00274/FUL
Proposal:	Two-storey extension and replacement of existing shipping containers with a new storage building and shower block.
Site Location:	Hinckley Sea Cadet Corps Wharf Yard Hinckley Leicestershire LE10 0NQ

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
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