

From: Tracie Davis <tracie.davis@nuneatonandbedworth.gov.uk>
Sent: 24 September 2025 09:31:21 UTC+00:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Dear Matt,

I have reviewed the Nosie Report provided and am satisfied with its findings and recommendations. On that basis provided the recommendations in Chapter 4 of the report are met, there are no objections to both condition 7 and 8 being discharged.

Regards

Tracey Davis
Senior Environmental Health Officer
Tracie.davis@nuneatonandbedworth.gov.uk
02476376174

Follow us: @nbbccouncil

-----Original Message-----

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 19 September 2025 13:28
To: Tracie Davis <tracie.davis@nuneatonandbedworth.gov.uk>
Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

[You don't often get email from matt.jedruch@hinckley-bosworth.gov.uk. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Tracie,

Thanks for your email - Please follow this link which should take you to the public access folder for the application:
https://publicdocuments.hinckley-bosworth.gov.uk/PublicAccess_Live//SearchResult/RunThirdPartySearch?FileSystemId=PL&FOLDER1_REF=25/00540/DISCON

The ventilation scheme documents are all labelled "C8, Ventilation",

Please let me know if you require anything else, and thanks again for your help on this.

Kind regards,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: <http://www.hinckley-bosworth.gov.uk/>
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Tracie Davis <tracie.davis@nuneatonandbedworth.gov.uk>
Sent: 15 September 2025 16:04
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Dear Matt,

I am looking at this planning application, In relation to condition 8, could you send me the link for the ventilation scheme, it may be in the email trail below, but I can't seem to locate it. Thank you.

Regards

Tracey Davis
Senior Environmental Health Officer
Tracie.davis@nuneatonandbedworth.gov.uk
02476376174

Follow us: @nbbccouncil

-----Original Message-----

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 03 September 2025 13:03
To: Environmental Health <envhealth@nuneatonandbedworth.gov.uk>
Subject: FW: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

[You don't often get email from matt.jedruch@hinckley-bosworth.gov.uk. Learn why this is important at

<https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I understand that Andrew has now left NBBC. Please can I have an update regarding the query below?

Many thanks,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: <http://www.hinckley-bosworth.gov.uk/>
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Matt Jedruch
Sent: 03 September 2025 13:02
To: 'Andrew Snowden' <andrew.snowden@nuneatonandbedworth.gov.uk>
Cc: 'Darren Grant' <darren.grant@nuneatonandbedworth.gov.uk>
Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Hi Andrew,

Sorry to chase on this, but would it be possible to have an update on whether the details submitted with this application are sufficient to discharge the conditions relating to noise and ventilation?

Many thanks,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: <http://www.hinckley-bosworth.gov.uk/>
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Matt Jedruch

Sent: 31 July 2025 11:18

To: 'Darren Grant' <darren.grant@nuneatonandbedworth.gov.uk>; Environmental Health <envhealth@nuneatonandbedworth.gov.uk>; Andrew Snowden <andrew.snowden@nuneatonandbedworth.gov.uk>
Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Hi Andrew

Thanks for taking a look at this.

As well as condition 7 (noise) we are also looking at condition 8 (ventilation), and the details are available on the file: https://publicdocuments.hinckley-bosworth.gov.uk/PublicAccess_Live//SearchResult/RunThirdPartySearch?FileSystemId=PL&FOLDER1_REF=25/00540/DISCON

The wording of the conditions are as follows:

7) No development above foundation level shall commence on site until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the noise mitigation scheme shall be completed before the permitted development first comes into use.

8) No development above foundation level shall commence on site until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

Thanks again,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: <http://www.hinckley-bosworth.gov.uk/>

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Darren Grant <darren.grant@nuneatonandbedworth.gov.uk>

Sent: 31 July 2025 11:05

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Environmental Health

<envhealth@nuneatonandbedworth.gov.uk>; Andrew Snowden <andrew.snowden@nuneatonandbedworth.gov.uk>

Subject: FW: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Hi Matt

Thanks for this.

Hi @Andrew HBBC have an application for the approval of some conditions, part of which is for acoustic design (condition 7 of their approval earlier approval 22/00065/FUL). There are some nearby NBBC properties, would you be able to have a look at the impact on the properties in our Borough? @Matt could you provide Andy with what he needs?

The application can be found here: https://www.hinckley-bosworth.gov.uk/info/200249/view_planning_applications_and_decisions/719/view_and_comment_on_a_planning_application by searching: 25/00540/DISCON

Here is the noise assessment: https://publicdocuments.hinckley-bosworth.gov.uk/PublicAccess_Live/Document/ViewDocument?id=02A0AD54DC5B414C9FC9EF0D1510AD4B

Thanks

Darren

Darren Grant BA (Hons) MA MRTPI
Principal Planning Officer
T: 024 7637 6328

Follow us: @nbbcouncil

Advance notice of Annual Leave: 4th-11th August; 26th August-1st September.

-----Original Message-----

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 31 July 2025 09:54

To: Darren Grant <darren.grant@nuneatonandbedworth.gov.uk>

Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

[You don't often get email from matt.jedruch@hinckley-bosworth.gov.uk. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Darren

I have liaised further with my EHO and they have reiterated that they do not assess properties outside of their jurisdiction and that this should be the responsibility of NBBC.

As you will appreciate I am caught in the middle with this one. Would you be able to ask your EHO if they could have a look on this occasion, and I can raise it with my DM Manager for future submissions?

Many thanks,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: <http://www.hinckley-bosworth.gov.uk/>
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Darren Grant <darren.grant@nuneatonandbedworth.gov.uk>

Sent: 29 July 2025 11:30

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Hi Matt

No, it hasn't been assessed by our EHO. I had made those comments on the presumption that HBBC EHO (and indeed HBBC Planning) would assess all residential properties even those in NBBC's area.

It may be worth your EHO making contact with ours? Environmental Health
<envhealth@nuneatonandbedworth.gov.uk>

Thanks

Darren

Darren Grant BA (Hons) MA MRTPI
Principal Planning Officer
T: 024 7637 6328

Follow us: @nbbbcouncil

Advance notice of Annual Leave: 4th-11th August; 26th August-1st September.

-----Original Message-----

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 29 July 2025 10:44

To: Darren Grant <darren.grant@nuneatonandbedworth.gov.uk>

Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

[You don't often get email from matt.jedruch@hinckley-bosworth.gov.uk. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Darren

I hope all's well and thank you for your response on this application.

Please can you confirm whether this has been assessed by your Environmental Health Team?

Our EHO has not provided comments on the basis that the properties fall within NBBC.

Kind regards,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: <http://www.hinckley-bosworth.gov.uk/>
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: <http://www.hinckley-bosworth.gov.uk/emailupdates>

@Hinckandbos_bc

Hinckandbosbc

@Hinckandbosbc

-----Original Message-----

From: Darren Grant <darren.grant@nuneatonandbedworth.gov.uk>

Sent: 02 July 2025 12:01

To: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Subject: RE: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Dear Sir/Madam

NBBC have reviewed the documents and have no objections to the proposed approval of conditions, providing any acoustics and ventilation have no additional harm to the amenity of residential properties within NBBC's boundary.

Kind regards

Darren

Darren Grant BA (Hons) MA MRTPI
Principal Planning Officer
T: 024 7637 6328

Follow us: @nbbccouncil

-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>

Sent: 01 July 2025 14:41

To: PLANNING <planning@nuneatonandbedworth.gov.uk>

Subject: Planning Application Consultation for Nuneaton & Bedworth Borough Council ref 25/00540/DISCON

Please see attached consultation document from Hinckley & Bosworth Borough Council.

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services): Tel: +44 (01455) 238141.

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <http://www.hinckley-bosworth.gov.uk/>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

***** This e-mail has been scanned for all viruses

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <http://www.hinckley-bosworth.gov.uk/>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

***** This e-mail has been scanned for all viruses

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.
The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <http://www.hinckley-bosworth.gov.uk/>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141
DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

***** This e-mail has been scanned for all viruses

This email and any files sent with it are confidential.
If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.
The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <http://www.hinckley-bosworth.gov.uk/>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy

the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

***** This e-mail has been scanned for all viruses

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <http://www.hinckley-bosworth.gov.uk/>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

***** This e-mail has been scanned for all viruses