20 September 2007 090/07/jeb

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Peter Cash
Head of Culture & Development
Hinckley & Bosworth Borough Council
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Dear Mr Cash

COU from Vehicle Sales to Sale & Display of Log Cabins, Garden Sheds and Garden Equipment – Land adjacent to Railway Bridge, Rugby Road Hinckley

Further to Mr Barry Smith's correspondence in respect of this site, I now enclose an application for change of use of this site. Although this type of application does not require a Design & Access Statement, the following additional information is provided to assist the Council.

This land has a very long established retail use for sale and display of motor vehicles, operated by DM Rock. This application for continued retail use is made because vehicles sales is one of the sui generis identified in article 3(6) of the Use Classes Order.

The new application is for the display and sale of log cabins, garden sheds and related garden equipment. The items on display on site are showroom samples only. Customers will visit the site and order a building and that building will be manufactured and distributed from elsewhere within the group of companies.

Apart from very occasional deliveries of different showroom models, there will be no heavy vehicle traffic visiting the site. There will be no bulk storage of prefabricated structures on site, and customers will not pick up and remove purchases from the site.

As a consequence, the level of traffic associated with this business operation is likely to be very considerably less than that associated with the earlier used car sales.

Two small sales offices will be used in part of the ground floor of the existing frontage building. The floor area is only 35m². Four dedicated customer parking spaces are provided at the front of the site with two further staff spaces at the back as shown on the layout plan.

Your letter of 20th August referred to a highway authority suggestion that the access width and radii be improved. Out client has investigated this.

In fact, however, the access gate posts are already 4.30m wide and in the light of the explanation already given about traffic implications we would assume this is already wide enough for the purpose. What additional width do you have in mind?

In so far as the radii are concerned, we agree that these are fairly limited at present, however the fact is they have worked very satisfactorily for the car sales business (with both customer and sales vehicles use) for many years. There might be a possibility of some improvement to the north, however there is a practical difficulty to the south because of the position of two manhole covers immediately behind the existing kerb.

Please do not hesitate to get in touch if you require any further information or explanation.

Yours sincerely

For James Bailey Planning
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