
From: public.access@hinckley-bosworth.gov.uk
Sent: 17 June 2025 09:47
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00495/P3CR
Categories: Lauren

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 17/06/2025 9:46 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00495/P3CR
Address:	Holly Lodge Farm Twycross Road Sheepy Magna Atherstone Leicestershire CV9 3RT
Proposal:	Notification to determine if Prior Approval is required for the change of use of an agricultural barns to storage and distribution (Class B8)
Case Officer:	Ashleigh Gade

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Comments Details

Noise

I note that the Phase I assessment states that "There are currently no formal development plans for the site, however, the client has indicated that future development at the site may include the construction of a replacement dwelling, replacement agricultural units to accommodate an arboriculture business, and new industrial units for rental."

The Noise Impact assessment uses details of the proposed storage operation to assess noise. I would recommend that if permission is granted this is limited to the proposed operation.

Comments:

Can the applicant provide details of:
proposed site operating hours
Number of employees/likely traffic movements
Will any maintenance/repairs be carried out on site?

Lighting

Will there be any changes to the lighting of the site- if so this will need to be considered.

Land contamination

The Phase II assessment identifies contamination on the site but does not give any clear conclusions as to further works/remediation - please can the applicant provide the laboratory results and details of any proposed remediation?

Kind regards