
From: Simon Smith
Sent: 29 January 2024 11:10
To: Matt Jedruch
Subject: RE: Planning Application 23/00711/FUL 24/08/2023 The Bluebell Inn, 39 High Street Desford Leicester Leicestershire LE99JF

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Matt

Further to the email below, it is my understanding that following my comments, the matter of the fence is still being considered.

Regarding the plant noise, the noise report has detailed what the spec of plant must be designed to to be acceptable. Will this be provided prior to decision or should we condition? The following could be used.

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed mechanical plant has been submitted to and approved by the Local Planning Authority.
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

Regards

Simon Smith

Team Leader – Environmental Protection
Hinckley and Bosworth Borough Council

From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: Tuesday, January 23, 2024 8:29 AM
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: FW: Planning Application 23/00711/FUL 24/08/2023 The Bluebell Inn, 39 High Street Desford Leicester Leicestershire LE99JF

Morning

FYI

From: planning <planning@leicester.gov.uk>
Sent: 23 January 2024 08:18
To: 'Rob' <trebordraw52@btinternet.com>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>; stephengould@everards.co.uk; EVANS, Luke <luke.evans.mp@parliament.uk>; Bill Cullen <Bill.Cullen@hinckley-bosworth.gov.uk>; Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>; Matthew.Roe@Marrons.co.uk; Brian.Mullin@Marrons.co.uk; Robin Webber-Jones <Robin.Webber-Jones@hinckley-bosworth.gov.uk>; Mark Bools <Mark.Bools@hinckley-bosworth.gov.uk>; planning <planning@leicester.gov.uk>
Subject: RE: Planning Application 23/00711/FUL 24/08/2023 The Bluebell Inn, 39 High Street Desford Leicester Leicestershire LE99JF

Hello

Please remove planning@leicester.gov.uk (Leicester City Council) from this email trail.

Thank you

Regards

Katharine Langham
Senior Planning Technician

From: Rob <trebordraw52@btinternet.com>

Sent: Monday, January 22, 2024 2:46 PM

To: planning@hinckley-bosworth.gov.uk; stephengould@everards.co.uk; EVANS, Luke <luke.evans.mp@parliament.uk>; bill.cullen@hinckley-bosworth.gov.uk; Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>; Matthew.Roe@Marrons.co.uk; Brian.Mullin@Marrons.co.uk; robin.webber-jones@hinckley-bosworth.gov.uk; Mark Sheppard-Bools <Mark.Sheppard-Bools@hinckley-bosworth.gov.uk>; planning <planning@leicester.gov.uk>

Subject: Planning Application 23/00711/FUL 24/08/2023 The Bluebell Inn, 39 High Street Desford Leicester Leicestershire LE99JF

Good Afternoon All,

Having reviewed the extensive updated documents now available to the above planning application I wish to respond, I would like to thank all the individuals who have collaborated and following their observations in some cases suggested their recommendations. Unfortunately I feel that many of the objection points within my original email (attached) have not been addressed at all which is disappointing.

Noise and disturbance

One suggestion is to construct a **2M** closed timber fence adjacent to the side of 2A Main St. This idea may help in reducing noise and disturbance from any proposed new extended service yard but little else. The proposed two storey side extension may come very close to our existing garden wall with small timber fence atop *. The height of this combined current brick and timber structure is **1.87M**. The proposed placement within the service yard of double delivery access doors will without doubt impact our small garden. No comments have been made regarding the siting of what appear to be large external refrigeration motors, do they run silently?

I would also like to disagree with the recorded comment "noise from car parking will be no greater than the existing site, which currently has no restrictions on trading hours". Patrons using the public house have never caused any issues, they arrive, park up and in the main quietly visit the establishment. As the applicants wish is to halve the current carpark to accommodate the Co-Op store customers, the volumes of traffic** and the frequency of visits will be far greater. As much of the proposed Co-Op parking area is directly behind 2A Main St noise and disturbance remains a concern. All that said deliveries to the public house have never been an issue due to the distance the delivery point is from the rear of our property.

Should the two storey side extension* be constructed as currently shown overshadowing and loss of light to our garden amenity remain of major concern. Unfortunately this point has not been acknowledged or commented on.

I have other points that I could flag but would firstly appreciate some considerations being given to the points I have raised above.

I note that Mr Matthew Roe MRTPI has been the senior planner responding to some of my concerns. I further note that Mr Roe has a mission statement as below:-

"Sustainable planning starts with a shared vision. It is my role to deliver that vision, taking into account the likely challenges and opportunities presented to ensure that places look, function and last better than what was there before."

I appreciate Mr Roe is working on behalf of his clients and endeavouring to deliver their vision. That said having resided at 2A Main St for over twenty seven years I really would like to understand what will look and last better for my wife and I should this application be approved.

* No dimensions or SQ meterage are shown on the current plans

** the closure of two Co-Op stores within the village will without doubt result in more vehicle visits, not to mention that two further housing developments have been put forward of which one has already been approved.

Yours faithfully Rob Ward 22/01/2024