



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Unit 4
Address Line 1	Merrylees Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Desford
Postcode	LE9 9FE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
446706	306216
Description	

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Bull

Company Name

BullGnG Ltd

Address

Address line 1

174 packer avenue

Address line 2

Address line 3

Leicester Forest East

Town/City

Leicester

County

Leciester forest east

Country

England

Postcode

LE33QJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

I'm applying for change of use on Units 2/3, Merrylees Industrial Estate, The Sidings, Desford, Leicester LE9 9FE from Class 2B to Class E. The specific details of the proposed development or works are as follows:

Current Use: The industrial unit is currently vacant. Previously, it was used by Comer Industries (UK) Ltd for general industrial purposes, specializing in the engineering and manufacturing of power transmission systems and components for various industrial applications, including agricultural machinery and construction equipment.

Proposed Use: The intended use of the property will be as a gymnastics club, offering physical activities for children and adults. Initially, the facility will accommodate 200 children for gymnastics classes per week, with the potential to reach 350 children per week within the first 6 months. This change aims to provide a valuable service to the community by promoting physical fitness and healthy lifestyles.

Modifications and Improvements:

The interior of the unit will be reconfigured to accommodate the new use. This includes constructing new partition walls, installing appropriate flooring, and upgrading electrical and plumbing systems when needed. Nothing is require in terms of work for us to move in.

Exterior Changes: The only exterior change we will make is swapping the Comer industries sign to our own gymnastics clubs sign and display signs for parking. Consent will be submitted to the Local Planning Authority if required.

Operational Changes: The operational hours will be adjusted to 4pm - 8pm being with anticipated staffing levels of 3 employees. Me Joshua Bull will work there during the day and to teach 1-1, SEN group and other small group sessions of 1-5 There will be a focus on maintaining low noise levels and minimizing disruption to neighbouring properties. The busiest time for business will be after 5pm and weekends at this time all other local business to the site are closed.

Parking and Traffic Impact: The proposed change of use is expected to have a minimal impact on local traffic and parking. A parking plan will be implemented to ensure adequate space for customers and employees, and any necessary traffic management measures will be coordinated with local authorities. We encourage the parents of our club just drop off and go this will continue. The current parking at the site location is adequate for our needs.

This change of use will transform the unit into a more versatile and beneficial space, supporting the evolving needs of the community while maintaining compliance with all relevant regulations and standards. There is nothing that needs to be done to the property for us to start

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The industrial unit is currently vacant. Previously, it was used by Comer Industries (UK) Ltd for general industrial purposes, specializing in the engineering and manufacturing of power transmission systems and components for various industrial applications, including agricultural machinery and construction equipment.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The industrial unit is currently vacant. Previously, it was used by Comer Industries (UK) Ltd for general industrial purposes, specializing in the engineering and manufacturing of power transmission systems and components for various industrial applications, including agricultural machinery and construction equipment.

When did this use end (if known)?

30/06/2024

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

20

Total proposed (including spaces retained):

20

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No
- b) Designated sites, important habitats or other biodiversity features
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No
- c) Features of geological conservation importance
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
- ☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption: Development subject to the de minimis exemption (development below the threshold) Reason for selecting exemption: Application is for change of use. No changes to the building nor the property boundary will take place or disturb any habitat
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Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bins already owned to spilt Biffa Bin collect ready for start date

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Unknown:

No

Monday to Friday:

Start Time:

16:00

End Time:

09:30

Saturday:

Start Time:

08:00

End Time:

05:00

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Bullgng Gymnastics club

Date (must be pre-application submission)

11/06/2024

Details of the pre-application advice received

On 13/06/2024, Joshua Bull, Head Coach/Director of BullGnG Ltd, met with Graeme Chilvers, Health and Recreational Manager at Hinckley and Bosworth Council, to discuss the proposed plans and received his support for the project.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Joshua

Surname

Bull

Declaration Date

21/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Joshua Bull

Date

22/06/2024

Amendments Summary

I have made some amendments to my application

1. I've asked the relevant people if they have a floor plan for the unit but no one has one, I have arranged for someone to come in and draw a floor plan for me on Wednesday. There are no plans to make any changes to the car park or the building after several visits to the site. I believe the parking we have already is adequate and all the entry ways are perfectly fine. I'll just do anything that needs to be done as we grow as a club
2. I'll just be replacing the comer industries sign with my own and will apply for necessary permissions beforehand.
3. I have changed the BNG Exemption to " Application is for change of use. No changes to the building nor the property boundary will take place or disturb any habitat "
4. I've change this on my application, It's not agricultural land

Additionally I have updated the design and access statement as well as the planning statement.

5. Additional payments have been made.

The building is completely empty and ready for us to take on and is really just a roof over the head of BullGnG Gymnastics club, I won't be making any significant changes at all to the property. It's the perfect building I've been waiting for this is all new to me as we have always run out of a school. Please let me know if there is anything more i need to do and i'll get right to it

As there are no changes to the property happening and the parking is already there will I still need to attach a floor plan / site to the application?