

Date: 25<sup>th</sup> March 2024  
Our Ref: 24.8010

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Development Management  
Hinckley and Bosworth Borough Council  
Hinckley Hub  
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Dear Sir / Madam,

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **FULL PLANNING APPLICATION FOR VARIOUS EXTERNAL WORKS INCLUDING NEW ENTRANCE PORCHES, NEW GARDEN ROOM, PERGOLAS, TIMBER CLADDING, WINDOW AWNINGS, HARD SURFACES AND ASSOCIATED WORKS AT THE HANSOM CAB, HINCKLEY LE10 2LL.**

This covering letter has been prepared on behalf of Greene King in support of a full planning application for various external alterations and additions at the Hasom Cab, Hinckley, LE10 2LL.

The proposal comprises of various external alterations and additions to the property to facilitate the redevelopment of the site, upgrading the current facilities to create an attractive and inviting destination for patrons, helping to retain and attract new customers. This proposal will support the continued use of the public house to serve its local community.

## **Site Description and Surrounding Context**



The application site comprises a two storey public house located on the corner of Copper Drive and Rugby Road (B4109). An outdoor seating area is located to the eastern side elevation of the property facing Rugby Road. The site benefits from two existing porches providing access to the front entrance and garden area at the side. The side garden features an existing equipped play area and outdoor seating fixtures throughout. The site is bounded by a low brick wall with metal railings along the eastern boundary along the outdoor seating area, and timber fencing with hedgerows on the south and northern boundaries.

The site benefits from a generous car park to the north which provides 83 spaces including 3 accessible spaces.

The site falls within flood zone 2 as confirmed in Environment Agency correspondence relating to 14/01150/FUL. However, the site is not within the Burbage Conservation Area nor within the identified conservation areas of Hinckley. The site is not located or adjacent to any Local Wildlife Sites, with the closest being approximately 300m to the southeast

### Planning History

| Application Reference | Description of Development                                                                                                                                                                                      | Decision             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 86/00784/4A           | Display of illuminated fascia signs.                                                                                                                                                                            | Permitted – 21.08.86 |
| 10/00518/OUT          | Mixed Use Development, comprising up to 375 dwellings, employment use, local centre, live work units, work to Sketchley Brook Corridor, remodelling of land and associated open space, parking, and access.     | Permitted – 30.08.11 |
| 14/01150/FUL          | Erection of a restaurant and public housing with ancillary residential accommodation and associated external plan area, together with vehicular access provision, car parking, landscaping and ancillary works. | Permitted – 13.02.15 |
| 15/00183/ADV          | Display of internally and externally illuminated signage and non-illuminated signage.                                                                                                                           | Permitted – 23.04.15 |
| 15/00336/NOMAT        | Non-material amendment to planning permission 14/01150/FUL to allow minor repositioning and alterations of lobby, windows and doors due to internal layout changes and minor amendment to car park lighting.    | Withdrawn – 07.04.15 |
| 15/00411/CONDIT       | Variation of Condition 2 of permission 14/001150 to amend approved elevations to accommodate internal layout alterations.                                                                                       | Permitted 03.06.15   |

## Proposed Development

For the avoidance of doubt, there will be no changes to the overall use of the site and the proposed scheme intends to provide a refurbishment and minor additions to update the current offer on site to support the financial viability of the Public House and in doing so, maintain the valuable service it provides to the local community.

Planning permission is sought for the following external alterations and additions:

### External Alterations to the Main Building (East)

- Existing render repainted white colour to match RAL 9003 signal white
- Masonry to be painted RAL 9003 signal white
- Existing quoins detailing to be painted out as render colour
- Ground floor level to be framed out and clad in composite cladding (oak colourway)
- First floor window frames to be painted black, and Cill/heads to be painted light grey RAL 7035
- Paint existing facias light grey RAL 7035
- New fabric awnings over ground floor windows
- Break through existing wall to create access to food hut, with concrete step down
- LED strips to be installed between a number of timbers on north facing wall
- Remove existing porch and incorporate with new doorway within aluminium door in black
- New aluminium door and new window facing into garden to match the existing profile
- New fire exit doors into the garden, manufactured in aluminium, doors and frames with toughened glass panels (coated in black)
- Rear elevation C – extend wall out to the existing roof edge, and clad in composite boards, to convert the smoking shelter into a 'Tots Area'

### New Front Porch

- New aluminium porch formed from 100 x 100mm aluminium posts securely fixed to sub structure
- Aluminium gutter to discharge into existing downpipe to side of porch
- Aluminium doors and frames with toughened glass panels
- Finish RAL 7016

### Buggy Park

- Located off of the new porch (porch A)
- Maximum height of 1300mm, width of 2765mm and depth of 1200mm
- Glazing to be fixed with minimal fixings (contractor to confirm details) with graphics applied to the glazing.
- To be made of 30mm steel frame welded with no visible joints
- The buggy parks will feature signage fixed to the walls

### External Garden Area

A total of three types of pergolas are proposed within the Garden Area and amongst the entry way – Pergola A, B, and C as well as the Garden Room:

- Pergola A will measure 3500mm (H) x 6450mm (W) x 3100mm (D) and be fixed to the main building to the east in the outdoor seating area
- Pergola B will measure 2400mm (H) x 9100mm (W) x 2400mm (D) and be situated to the east of the site within the outdoor area
- Pergola C will measure 2600mm (H) x 3600mm (W) x 2400mm (D) and be situated to the east of the site within the outdoor area, adjacent to the Garden Room
- The Garden Room will measure 2700mm (H) x 9300mm (W) x 3000mm (D),

#### External Food Hut

- A new external food hut is to be located within the outdoor area against the eastern wall of the main building
- The food hut will have a maximum height of 2980mm, depth of 3400mm and width of 7500mm
- Break through of existing wall to create access into new food hut, with 2 serving hatches

#### **Relevant Planning Policy**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purpose of this planning application is the Coventry Local Plan December 2017.

For completeness the proposal is also considered within the context of the National Planning Policy Framework (NPPF) December 2023 and any relevant National Planning Policy Guidance (NPPG).

#### National Planning Policy Framework (NPPF) (December 2023)

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.

Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places. Paragraph 96 and paragraph 97 support the promotion of social interaction including through strong neighbourhood centres and provide the social, recreational and cultural facilities and services.

## Hinckley and Bosworth Core Strategy 2009 & Site Allocations and Development Management Policies DPD 2016

- Policy DM6: Enhancement of Biodiversity and Geological Interests
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM23: High Quality Shop Front and Advertisements

### **Key Considerations**

The following matters are considered the key planning considerations for the determination of this application:

- Principle of development and policy compliance;
- Impact on the character and appearance of the area;
- Impact on amenity;
- Transport and highways; and
- Flooding, Climate Change and Biodiversity.

#### *Principle of Development*

The application site is located within Hinckley and is surrounded by retail and industrial use to the north and east, with some residential use to the south and west, of which has recently been constructed following planning permission being granted for the development of 40 dwellings (application reference: 21/00225/FUL). The proposal will see the continued use of the site as a Public House serving the surrounding community, with enhancements to the advertisement and the outdoor seating area.

In terms of the principle of development, this proposal will not result in the loss of services or negatively impact the operation of the Public House. Rather, it will provide a refresh of the exterior building and grounds and ensure that the customers can better utilise the outdoor space of the Hansom Cab. In doing so, this will support the site's long term vitality and viability in accordance with paragraph 81 of the NPPF.

#### *Impact on the character and appearance of the area*

The proposed development will seek to complement the character and function of the existing site as well as the local area, through contributing positively to the attractiveness of the area, in line with Policy DM11. This will be achieved through the use of high quality materials and good design that will create an attractive development complementing the built form and scale of the original building.

The proposed physical alterations to the building consist of a number of external alterations and redecoration of the main building to accommodate the proposed alterations. The external alterations would respect the surrounding character and appearance of the area through a high quality, bespoke design that would replace the existing offer on site, improving the appearance of the property as an attractive destination in the community.

The proposed alterations to the main building would be predominantly limited to the redecoration of the ground floor, with timber cladding and LED details, with awning details to the ground floor windows.

Replacement porches at the entrance of the building and to the outdoor seating area will respect the existing proportions of the porches currently present and provide modern additions that enhance the overall appearance of the building and positively contribute towards the local character. The proposal is considered to remain proportionate to the existing Public House.

In light of the above, the overall scheme will preserve and positively contribute towards the character and appearance of the area in accordance with Policy DM11 of the Site Allocations and Development Management Policies DPD.

#### *Impact on Amenity*

Given the extent of the external alterations proposed, it is considered that the built form will not have a different impact than what is existing upon the amenity/residential amenity in the area. The proposal sees the continued use of the site as a Public House which is acceptable within the area of this location. In addition to this, this proposal will not result in any unacceptable impacts on the living conditions of neighbouring residents or users of the area.

The proposal is not considered to increase levels of noise pollution unacceptably or beyond the current levels given the use of the site as a Public House, its location adjacent to the roundabout between Rugby Road and Copper Drive, and the surrounding retail use to the west of the site off Rainbow Way, as well as the car garages to the north of the site. There would be no adverse effects from odour created by the proposed outdoor kitchen.

Within the NPPF, Chapter 12 seeks to achieve well-designed and beautiful places, with paragraph 135 setting out how developments can achieve this. Subparagraph f looks to create safe, inclusive and accessible with a high standard of amenity for existing and future users. The outdoor kitchen is designed to create an aesthetically pleasing outdoor area that will be enclosed to create a safe environment for the users of the Hansom Cab to enjoy without fear of crime or disorder. Furthermore, the area is designed in an accessible manner to allow for all existing and future users to use the space. Therefore, it is considered that the proposed development is in accordance with paragraph 135 of the NPPF.

#### *Access and Highways*

Due to the site's location on the corner between Rugby Road and Copper Road, the site is easily accessible via car and public transport, with 83 parking spaces available onsite, of which, 3 of which are accessible spaces.

The site will not result in the loss of any parking spaces, and also benefits from cycling spaces on site. The site will continue to remain accessible via public transport and through active travel means, with the closest bus stop being the Brookfield Road bus stop approximately 76m from the site and is approximately 550m walk from Hinckley Train Station via the Rugby Road Recreation Ground. Furthermore, there are numerous footways connected to the site providing access to the wider area between Hinckley and Burbage.

Given the location of the site is well connected for active travel and public transport opportunities, and there will be no loss of any car parking spaces to facilitate the alterations and additions it is not considered the proposals would create an unacceptable harm in highway safety or accessibility terms.

### *Flooding*

From a review of Environment Agency correspondence relating to Planning Permission 14/01150/FUL, there is confirmation that the previous information provided demonstrates that the site lies outside of Flood Zone 3.

The site itself is considered to be a 'more vulnerable' use, as defined by the Environment Agency, as it consists of a Public House. As such, the Environment Agency advises that an Exception Test should be submitted to support proposed developments in these areas.

However, given that the only works within Flood Zone 2 relate to minor external works to elevations, and then minimal porches and open pergolas, it is considered to be a less vulnerable use.

As such, our Flood Statement provides assessment of the flood risk posed by the proposed development in line with this Standing Advice.

In this regard, the proposed development to the site would constitute a very small-scale development, as it consists of minor refurbishments to elevations and providing open sided structures in the garden. This development would therefore not result in any addition to the large wider site associated with the pub.

Accordingly, it is considered that the proposed development would result in a very low additional flood risk to the site, due to its small scale and level standing for internal works only.

The following measures are also provided:

### *Flood Mitigation Measures*

During extreme flood events, the area surrounding the site will be affected by flooding. The flood water will rise at a relatively slow rate, and it is considered that the predicted flood scenario and peak flood conditions can be appropriately managed by the implementation of many mitigation measures which are identified as follows:

- Met office warning;
- Raise electronic control units and sockets to a high level;
- Use stainless fixtures and fittings; and
- With the time afforded by advance warning, evacuation of external area to safe egress and removal from the structure can be implemented.

### *Flood Resilience Measures*

Due to the nature of the proposal, it is considered that the alterations would accommodate any potential flooding. However, to limit any potential damage and danger, all electrical outlets, heaters, and lighting would be sited at a high level, substantially above the projected flood levels for the site.

### *Flood Evacuation Plan*

The objective of a Flood Evacuation Plan is to raise awareness of the risk of flooding in the location under consideration, to detail the flood warnings and estimate the lead time available, and to detail

how the plan is triggered by who and when, and what actions are required by those people in the area. The plan also describes the evacuation procedure and the need for safe refuge.

The business will sign up for the Environment Agency Flood Advance warning alerts and implement a Flood Evacuation Plan.

#### *Safe Access*

Evacuation from the site will consist of moving north or northeast from the site to an area outside of Flood Zone 2, and within Flood Zone 1 which is considered to be at low risk of flooding according to the Environment Agency's Flood Maps. Given that the existing public house is within Flood Zone 2, as well as the associated car parks, a safe access which travels north and northeast of the public house into Flood Zone 1 is immediately available at Brookfield Road and Rugby Road.

#### *Safe Refuge Area*

In the event of a flood, safe refuge will be possible within the main building of the Hansom Cab. This is as the development proposal is situated at the public house, which is a building comprising of two floors; therefore, the upper floor level of the pub will be usable as the primary area of refuge.

#### *Flood Warnings*

The Environment Agency provides and operates a comprehensive flood forecasting and warning service. Areas at risk of flooding from rivers (fluvial) and the sea (tidal), which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours /day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

#### *Flood Procedure*

In the event of a serious flood event in the area the competent warning authority is the Environment Agency and a lead time of several hours in advance of flooding is provided, excluding potential breaches of defences. When a flood is expected Hinckley and Bosworth Borough Council, and the local emergency services will be responsible for public care and safety. It may be useful that the pub maintains a flood kit with items such as a flashlight, bottled water, useful telephone numbers and location and how to isolate the gas, electric and water services.

#### *Conclusion*

The application site is situated in Flood Zone 2 and relates to minor internal alterations and government guidance states that such proposals will only need to follow the Government Environment Agency's standing advice. This is the guidance we have therefore followed in preparing the Flood Risk Assessment for the proposal.

In these terms, overall, it is considered that the proposed development would pose a very small additional flood risk.

Furthermore, safe refuge is available within the existing public house in the event of a flood, whilst an evacuation zone from the site is situated immediately to the north and northeast within an area of Flood Zone 1, considered to be at low risk of flooding.

Accordingly, it is considered that the proposal is acceptable in terms of the potential flood risk of the proposed development to the wider site. Therefore, it is considered that this development is therefore in accordance with Policy DM6.

## **Conclusion**

In summary, the proposed works are minor in scale and involve sensitive and sympathetic additions and improvements to the Public House, which will in turn enhance the existing property's character and appearance of the area. The proposals will enable the Hansom Cab and grounds to be updated, modernised and maintained to meet present day operational and customer demands.

The proposed development will not give turn to any adverse impacts on the local drainage and flooding prevention systems, whilst presenting a high quality of design with no adverse impacts on amenity. Therefore, the proposal is considered to be in accordance with the local policies within the Local Plan and Site Allocations and Development Management Policies DPD, in addition to paragraph 81, Sections 8, 13, 15 and 16 of the NPPF.

The works being proposed will allow for significant investment into the continued use of the facility as a Public House and ensure its retention and enhancement as a local community asset contributing towards the local character of the area.

In view of the above, we respectfully request that the Council consider the proposal favourably and grant planning permission for the proposed development.

## **Application Submission**

The application has been submitted via the Planning Portal. To support this application, the following plans and documents have been prepared to comprise the submission package to be considered alongside this covering letter:

- 3562-01 Existing Site Plan
- 3562-04 Proposed Site Plan
- 3562-05 Existing Elevations Sheet 1 of 2
- 3562-06 Existing Elevations Sheet 2 of 2
- 3562-07 Proposed Elevations Sheet 1 of 2
- 3562-08 Proposed Elevations Sheet 2 of 2
- 3562-10 OS Map rev A

- 3562-11 Block Plan
- 3562-18 Pergola Details Garden Room rev A
- Buggy Store Sheet 1 of 2
- Buggy Store Sheet 2 of 2

We look forward to receiving notification that the application has been registered and we would be happy to assist the Council during the determination process. Should you require any additional information to support the positive determination of the scheme please let me know.

Yours faithfully,

**Danielle Halford**  
**Planner**

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