

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Sent: 30 April 2026 07:58:06 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: FW: 53 TRENT ROAD, LE100YA
Attachments: NPPF Paragraph 97 Compliance Statement 53 Trent Road Hinckley Leicestershire LE10 0YA.docx.pdf
Categories: Yasmin

Hi team,

Please can the attached and email be added to the file as a techapp relating to NPPF Paragraph 97 Rebuttal.

Many thanks,

Joe Fleetwood

Planning Officer

(Development Management)

Email: joe.fleetwood@hinckley-bosworth.gov.uk

Phone: 01455 255605

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR

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From: Shivam Sagwal <shivam@homz.uk>
Sent: 29 April 2026 12:59
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Cc: Amit Shah <amitshah0208@yahoo.com>
Subject: Re: 53 TRENT ROAD, LE100YA

Dear Joe,

Further to your recent correspondence, I write to provide additional information for inclusion on the application file and for consideration as part of the Council's final assessment of application ref. 26/00074/FUL.

The applicant has confirmed that the premises trades predominantly during evening hours. The current opening hours are Sunday to Thursday from 4:00pm to 11:00pm,

and Friday to Saturday from 12:00 noon to 11:00pm. In practical terms, the business therefore operates mainly outside typical school arrival and departure periods.

The applicant also wishes to clarify that the premises operates as a broader made-to-order food business, with takeaway, collection and delivery forming part of the overall trading model rather than as a single-purpose late-night takeaway use.

In addition, the menu includes lighter food choices, including thinner pizza options, and the applicant is willing to expand healthier alternatives such as salad bowls and lower-sugar drink options. These points are respectfully raised in response to concerns that the proposal would materially reduce healthy food choice within the area.

For completeness, the applicant has also confirmed that no known complaints regarding noise, odour or disturbance have been brought to their attention since trading commenced.

Taken together with the previously submitted technical information, the established commercial location of the site, the absence of technical objections from highways, and the economic benefits arising from the occupation of the unit, it is respectfully requested that the application be assessed in the round and that planning permission be granted.

Please place this representation on the application file and let me know if anything further is required.

Best regards,



Shivam Sagwal

Senior Town Planner - B.Sc. M.Sc. Licentiate RTPI

0 330 818 3001 | 0 203 868 5791

shivam@homz.uk | www.homz.uk

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On Wed, 29 Apr 2026 at 09:27, Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk> wrote:

Dear Shivam,

Thank you for your email.

I have requested our admin team issue the re-consultation to HBBC Environmental Health and Public Health; I have reviewed the addendum provided, however, I do believe the application will continue on as a refusal based on Paragraph 97 of the NPPF, and the justification provided to the former agent and applicant.

Just for clarity with yourself, the purpose of providing the additional information was to overcome the Environmental Health concerns, which presently would warrant a refusal on lack of information and conflict with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD.

Once the consultation responses are received, I will proceed with the issuing of the decision notice.

Kind regards,

Joe Fleetwood

Planning Officer

(Development Management)

Email: joe.fleetwood@hinckley-bosworth.gov.uk

Phone: 01455 255605

Web: www.hinckley-bosworth.gov.uk

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From: Shivam Sagwal <shivam@homz.uk>

Sent: 28 April 2026 18:55

To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Cc: Amit Shah <amitshah0208@yahoo.com>

Subject: 53 TRENT ROAD, LE100YA

Dear Joe,

Please find the requested information attached, as referenced in the correspondence sent to Amit regarding the planning application for the aforementioned property.

Additionally, please update the agent details for this application to reflect that Shivam Sagwal is now the appointed agent.

Best regards,



Shivam Sagwal

Senior Town Planner - B.Sc. M.Sc. Licentiate RTPI

0 330 818 3001 | 0 203 868 5791

shivam@homz.uk | www.homz.uk

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