



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application to determine if prior approval is required for a proposed: Change of Use from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2/C2A), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2) to State-Funded School (Use Class F1(a)), or until the end of July 2022, a Nursery (previously Use Class D1(b))

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T

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	Carr House, Unit 5
Address Line 1	Hawley Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0PR

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

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

Easting (x)

442521

Northing (y)

293329

Description

Applicant Details

Name/Company

Title

Mrs

First name

Karen

Surname

Wicks

Company Name

Hinckley and Bosworth Education Partnership (HBEP)

Address

Address line 1

c/o Redmoor Academy Wykin Rd

Address line 2

Address line 3

Town/City

Hinckley

County

Country

United Kingdom

Postcode

LE10 0EP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use from uses previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service); or to a nursery.

If your proposed change of use is to a nursery:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- Where the proposed change of use is now wholly within Use Class E (e.g. from business to nursery) then, in many cases, an application for prior approval or planning permission will not be required. Please note that any work associated with the change of use may require permission. [View further details on Use Classes and changes of use.](#)
- Other changes of use to a nursery are no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

If your proposed change of use is from a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

If your proposed change of use is from a Hotel, Residential Institution, or Use Class E (e.g. business; or indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of use from office space to provision of education; to allow teaching staff from Hinckley and Bosworth Education Partnership (employed by Redmoor Academy) to offer mentoring, enrichment activities and tuition to small groups of secondary school pupils within the centre.

Please provide details of any transport and highways impacts and how these will be mitigated:

We anticipate that most pupils will walk to the centre and a small number may be dropped off in the car park area by taxi which will be supervised by staff members at this time. The car park area is large and recessed from the main road so this should have minimal impact on highways and current traffic. We will ensure a start time of 10am to ensure that any taxi traffic does not coincide with day centre drop off which is earlier.

We anticipate four staff attending in centre daily and there are four allocated parking spaces for the unit, so this would not encroach upon anybody else.

Please provide details of any noise impacts and how these will be mitigated:

The unit is self-contained and so there would be minimal noise to other neighbouring units (next door or below). We are likely to only have small groups of young people at any one time and they will be taking part in games, tuition activities or mentoring, none of which create excess noise.

Please provide details of any contamination risks and how these will be mitigated:

None known of.

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/hotels/etc to state-funded school 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

Karen Wicks

Date

08/12/2023