
From: Simon Smith
Sent: 18 December 2023 14:53
To: Matt Jedruch
Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Follow Up Flag: Follow up
Flag Status: Flagged

Matt

I have noted the comments below.

The noise report submitted states *A 2m close boarded boundary fence has been included in these calculations to provide in the region of 10dB attenuation.* If no fence is to be installed, then further consideration of the conclusions reached is required or amendment to plans to include a 2m close boarded fence.

If permitted, I recommend the following delivery times are conditioned, other than newspapers.

Monday – Friday 7am-7pm
Saturday – 8am-7pm
Sunday – 10am-7pm

Regards

Simon Smith
Senior Environmental Health Officer
Hinckley and Bosworth Borough Council

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 12 December 2023 16:13
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: FW: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Hi Giles,

Hope all's well.

Please see the response below in relation to 23/00711/FUL and your response dated 25.08.23.

I would appreciate any further comments you may have.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Matthew Roe <Matthew.Roe@marrons.co.uk>

Sent: Friday, December 1, 2023 10:28 AM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Brian Mullin <Brian.Mullin@marrons.co.uk>

Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Good morning Matt,

23/00711/FUL

**Change of use from cafe (Class E(b)) and residential (Class C3) to convenience foodstore (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works
The Blue Bell Inn, 39 High Street, Desford, Leicester, Leicestershire, LE9 9JF**

I hope all is well. Further to my email last week which enclosed the response to the comments raised by LCC Highways on 05 September 2023, this email responds to the other points raised within the below email.

Addressing matters of amenity, particularly noise, I have discussed this matter with our Noise Consultant and they advise as follows (their comments to the queries raised are in **red**):

Further to our earlier conversation I can advise the following in response to comments raised :

The report states that the nearest residential premises is 20m from the delivery area; it is my understanding that 2 Main Street is directly adjacent and so the conclusions will need to be reconsidered.

The 20m distance was taken to be at the centre of the likely area for delivery vehicle and arrivals. Given the constraints of the car park and manoeuvring space this would represent a typical distance for the arrivals, unloading and departure.

It is accepted that the actual deliveries door is adjacent to number 2 and this would be hand deliveries into the store room.

It should be noted that there would be a maximum of 3 deliveries a day all within the daytime period as specified in a suggested condition. In context the car park area currently has vehicular movements throughout the day including deliveries to the nearby pub and other commercial establishments. A delivery plan is also proposed.

It is stated within the report that a 2m fence is proposed, however, this is not shown on the plan. Based on my comment regarding 2 Main Street, is it being considered to erect a 2m fence along the property boundary to mitigate the noise?

A part brick/part timber wall already exists at approximately 1.8m height.

Table 6 details noise levels as LaeqT and then Table 7 shows levels as Laeq1hr. I am concerned that this assessment does not show the true impact from noise as the impact will be lost as a 1hr average.

The specific sound evaluation according to BS4142:2014 +A1:2019: Methods for rating and assessing industrial and commercial sound (para 7.2) is undertaken over the appropriate reference time interval. i.e 1 hour during the day time and 15 mins at night. This is a generally accepted method and used where there are separate component parts to a specific sound level to give a correction for a 1 hour LAeq for daytime. No night time deliveries are proposed.

The standard considers "context" as part of the assessment rather than just reliance upon noise levels and background levels and places equal importance on the context in which the sound will occur. In this instance the following should be considered:

- < *The site is adjacent to an existing public house and has no restrictions on trading or delivery hours;*
- < *Plant noise will be controlled by condition requiring that noise should not exceed existing background level;*
- ✓ *Noise from car parking will be no greater than the existing site, which currently has no restrictions on trading hours.*

- ✓ *The impact of deliveries has been assessed against national standards and subject to mitigation measures, including the mitigation measures which will be implemented through a delivery management plan (DMP) it is concluded that deliveries could be received during daytime without significant impact.*

To confirm, at this stage no reconfiguration of the internal layout is proposed in light of the comments received to date. The comments provided by our Noise Consultant demonstrate that the proposals will not give rise to undue amenity impacts with regards to noise. The amount of deliveries to the store can be controlled by condition, having due regard to the submitted Car Park and Delivery Management Plan as identified within Section 5.0 of the Transport Statement.

The relationship with No. 2 Main Street is noted, but in light of the above noise amenity comments, in our view this should be balanced against the design considerations of the proposed store and the requirements of an appropriate internal layout. Our highways consultant has confirmed that the level of parking provided is adequate and that the site layout in all other respects allows for satisfactory access and parking. The design of the proposals also appears to have generally been accepted by the Heritage Officer, and the shopfront elevation has now been amended to reflect their comments, those raised previously by yourself, and the Parish Council.

Regarding landscaping, to confirm at this stage it is proposed that any vegetation within the red line of the site was to be removed, as it was largely self-set and of limited ecological value, as demonstrated within the accompanying Preliminary Ecological Appraisal. The vegetation is to be replaced with more appropriate mix of species, as demonstrated within the submitted Planting Plan. Any vegetation to the rear of this, outside of the red line was to be retained. It is appreciated that there would be a short term change in the appearance of the site (which is inevitable with any development), but in time the wider appearance of the site and the setting to the surrounding area would be improved through a better mix and quality of vegetation.. The proposed tree species would also assist in mitigating against the loss of the existing landscaping.

The comments regarding the amenity of No. 2 and the existing planting are noted; for ease, this hedgerow can be kept in-situ and trimmed back is required, to assist in overcoming the previous comments raised if that would assist. It is also proposed that this boundary is reinforced via appropriate planting to provide further mitigation.

Regarding the boundary walls point, we would be happy to accept a condition securing boundary details should the Council be minded to approve the application.

Hopefully this email is of assistance and I would appreciate confirmation of receipt, including that the comments have been sent to the Pollution team for comment. If there is anything further then please let me know.

Many thanks

Matthew Roe MRTPI
Senior Planner

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M 07976 440 172
E matthew.roe@marrons.co.uk

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 05 October 2023 15:05
To: Matthew Roe <Matthew.Roe@marrons.co.uk>
Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

This Message originated outside your organization.

Hi Matthew,

I hope all is well.

Following my site visit and further discussions with my Team Leader I have some additional observations and requests regarding the proposal.

My main concern is regarding the amenity impacts upon No. 2a. As you will appreciate the private amenity area for this dwelling is already limited, and the cumulative adverse impacts caused by the two storey side extension, location of the delivery area, location of parking area (specifically space #1) will result in an unacceptable relationship between the proposal and the existing dwelling (overbearing/loss of light and general noise and disturbance).

In our view, it would be difficult to fully address these concerns without re-configuring the layout (both internal and external) and re-siting the delivery area to an alternative area within the site. The most suitable area may be

behind/adjacent to parking spaces 18, 19, 20, 27 + 28. We would request that the side extension neighbouring 2a is reduced in height and/or set further away from the boundary with 2a, and that the existing buffer/green space between the rear boundary of 2a and the car parking area is maintained.

Regarding the general landscaping arrangement, I note from the submitted 3D visualisations that the tree/hedgerow belt on the northern boundary appears to be retained, however the site + landscaping plans appear to be inconsistent with this. We would prefer as much of the existing trees/hedgerow belt to be retained as we consider it positively enhances the character of the conservation area. Can you please clarify the extent of what is to be retained?

We would also echo the comments/requests below from our Conservation officer:

Historically there was enclosure to the High Street entrance with brick walls to the Blue Bell Inn. I would like to request a red brick wall be reinstated around the beer garden (flanking the entrance) to provide a more traditional sense of enclosure to this space. The proposed hedge could be removed or retained at low level fronting the wall. Please could this be considered and if agreed the position of the wall be noted on the landscape masterplan now and/or secured at pre-commencement stage as part of a standard soft/hard landscaping and boundary treatment condition.

The courtyard entrance to the Blue Bell Inn courtyard was historically cobbled. There should be an opportunity for a cobbled surface treatment, such as granite setts, to be laid around the entrance (once LCC highways requirements for materials at the immediate entrance have been incorporated) to reflect this historic surface treatment, reduce the amount of uncharacteristic tarmac, and enhancement the character of the space. Again this could form part of the landscape masterplan and be secured by the standard soft/hard landscaping and boundary treatment condition.

Lastly, we are not supportive of the vinyl window adverts as indicated on the east and west elevations of the main building as they would detract from the character of the conservation area. Windows or mock windows would be preferable. There are also no stairs indicated in the floor plans.

Apologies for the lengthy email. If you require clarity on any of the points raised please ask.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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From: Matthew Roe <Matthew.Roe@marrons.co.uk>

Sent: Wednesday, September 20, 2023 2:38 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Many thanks Matt,

Noted and received for this latest email and the previous one, many thanks for providing. As soon as I have a further update I will report back.

Kind regards

Matthew Roe MRTPI

Senior Planner

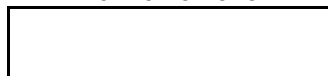
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M 07976 440 172

F 0116 255 4559

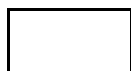
E matthew.roe@marrons.co.uk

Main T 0116 254 5454 ext 6922



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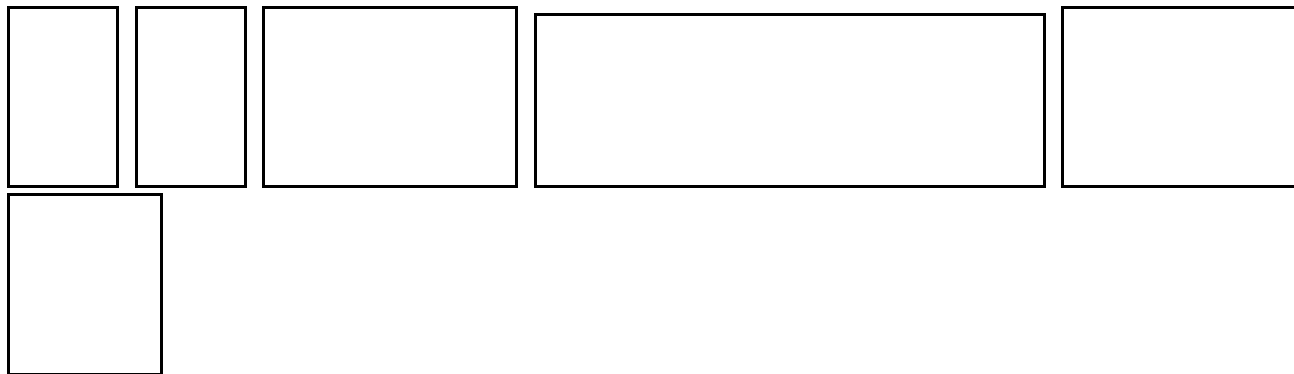
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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 20 September 2023 14:35

To: Matthew Roe <Matthew.Roe@marrons.co.uk>

Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

This Message originated outside your organization.

Hi Matthew,

Further to my earlier email, please see the attached response from LCC Archaeology received today.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Matt Jedruch

Sent: Wednesday, September 20, 2023 1:31 PM

To: 'Matthew Roe' <Matthew.Roe@marrons.co.uk>

Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Hi Matthew,

Please see the attached list of objections.

The key concerns relate to highway safety, impact on the conservation area and Old Manor House Grade II* listed building, insufficient parking provision, amenity impact (overshadowing/loss of light/loss of privacy/noise), loss of café as a community asset, proposed advertising in shop front windows causes visual harm to the conservation area.

The outstanding consultation responses are from HBBC Conservation Officer, Historic England, LCC Archaeology, CAMRA and HBBC Tree Officer.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Matthew Roe <Matthew.Roe@marrons.co.uk>

Sent: Thursday, September 14, 2023 2:29 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF [SHMA-ACTIVE.FID3676094]

Good afternoon Matt,

Many thanks for sending this through, we have already had sight of the EH comments and I should be in a position to respond on the matters raised earlier next week; the Cooperative are currently gathering information for the proposed reheating unit, which will use a condensing system and therefore no external plant is required. As soon as I have this information I will send it across for further consultation.

I will share the PC and LCC Highways comments with the team now and gather their initial thoughts; once we have an initial timescale established, I will write back to you to confirm.

I have also noted the threshold for Planning Committee and will share with the client now.

Are you able to confirm for me which consultee comments are outstanding? I assume the Conservation Officer, alongside Historic England? If you are also able to summarise the concerns raised by residents/send across their redacted responses for me, then that would also be appreciated.

Kind regards

Matthew Roe MRTPI

Senior Planner

D 0116 257 4402

M 07976 440 172

F 0116 255 4559

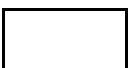
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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 14 September 2023 14:19

To: Matthew Roe <Matthew.Roe@marrons.co.uk>

Subject: FW: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF

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Hi Matthew,

Re: 23/00711/FUL – Change of Use from Café (Class E(b)) and Residential (Class C3) to Convenience Food store (Class E(a)), alongside demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house. Erection of two storey side extension to 37 High Street/2A Main Street, alongside two storey rear and single storey rear extensions. Improvements to existing car park, public house beer garden and associated landscaping

The consultation period expires tomorrow and I am expecting a few more responses to land. As you may have already seen, there are no objections (subject to conditions) from LCC Ecology and HBBC Waste Services.

Please see the attached response from County Highways which requests:

- A Stage 1 Road Safety Audit of the site access arrangements, along with a Designer's Response and revised drawing (if necessary) to any problems raised.
- Clarification in respect of PIC data and the dates assessed.
- Further consideration of the TRICs trip rates for a cafe and a convenience store, particularly during the weekends in respect of the convenience store.
- A review of the parking accumulation studies following provision of updated trip rates.
- Clarification as to why the public house parking accumulation assessment was not undertaken on a Friday.
- A capacity assessment of the site access.

- Further clarity within the Car Park & Delivery Management Plan in respect of how deliveries/ refuse collection would be undertaken for the public house, as well as staff parking.

I have also attached an objection from Desford Parish Council and the response from Environmental Health who require further information regarding noise mitigation and lighting.

I can also confirm that the Committee Call-In threshold has been met as more than 5 objections have been received, therefore if Officers were to recommend approval, the application would be determined at Planning Committee.

If you have any questions, please ask.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>

Sent: Thursday, September 14, 2023 1:32 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Cc: peter.bedford@leics.gov.uk

Subject: Response To Application Number 23/00711/FUL at The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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