



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
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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	The Copt Oak Inn
Address Line 1	Whitwick Road
Address Line 2	Copt Oak
Address Line 3	
Town/city	Markfield
Postcode	LE67 9QB

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

Easting (x)	Northing (y)
448208	312855

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

White

Company Name

Marston's PLC

Address

Address line 1

The Copt Oak Inn

Address line 2

Whitwick Road

Address line 3

Copt Oak

Town/City

Markfield

County

Country

Postcode

LE67 9QB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

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

680.00

Unit

Sq. metres

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

The proposed development comprises the installation of roof-mounted solar photovoltaic (PV) panels to the existing public house buildings operated by Marston's. The PV arrays will be installed using MCS-approved mounting systems comprising roof hooks and aluminium rail fixings, which are fixed to the existing roof structure. The panels will be set slightly above the roof covering, creating a small gap between the panels and the roof surface, and will be installed parallel to the roof plane in order to minimise visual impact. The solar panels and associated mounting clamps will be finished in black, which will assist in reducing visual prominence and enable the installation to better blend with the existing roofscape. Associated works will include the installation of cabling, inverters, and other ancillary equipment required for the safe and efficient operation of the solar PV system.

The installation will be carried out in full accordance with Microgeneration Certification Scheme (MCS) guidelines and best practice. In accordance with these requirements, the solar PV panels will be set back a minimum of 400 mm from the edge of all roof elevations, ensuring appropriate clearance from roof edges and contributing to both the safety of the installation and the orderly appearance of the roofscape.

The panels will be positioned to maximise solar generation while respecting the existing building form and roof structure. No alterations to the building footprint are proposed, and there will be no increase in building height beyond the minor projection of the panels above the roof surface. All works will be undertaken using the existing roof structure, and no significant external changes are proposed beyond the installation of the panels themselves.

The generated electricity will be used primarily to serve the operational energy demands of the public house, with any surplus exported to the local electricity network where applicable. The development supports the reduction of carbon emissions and improves the sustainability of the premises in line with national and local planning policy objectives.

There is no change of use proposed as part of this development. The premises will continue to operate as public houses, and the installation of solar PV panels will not affect the existing use, access arrangements, or day-to-day operation of the sites.

Temporary Works:

Temporary scaffolding will be erected for the duration of the installation works to facilitate safe access to the roof areas. The scaffolding will be in place for a short, defined period only and will be removed immediately upon completion of the installation. No permanent structures associated with the scaffolding are proposed, and its use will not result in any long-term visual or operational impact on the site.

Site Specific Technical Details:

- System size (kWp): 20.02
- Number of panels being installed: 44
- Solar panel manufacturer / model: TSM-455-NEG9R.28 VERTEX S+ 2024

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

The site is currently in use as a public house operated by Marston's. The premises function as a licensed drinking establishment providing food and beverage services to the public and operate as an established community facility. The site is a freehold property owned by Marston's and is operated as part of their public house estate.

Is the site currently vacant?

- ☐ Yes
- ☒ No

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

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

The existing building features pitched roofs finished in rosemary tiles. The site also includes a limited number of flat roof areas finished in bitumen, however these areas are primarily used as a plant deck. The flat roof areas will not be disturbed, altered or affected by the proposed development and will remain unchanged during and after the works.

Proposed materials and finishes:

The existing roof structure and covering materials (rosemary tiles) will remain unchanged. The resulting roof finish will comprise a combination of the existing roof covering and the proposed solar PV panels and associated mounting equipment. The development involves the installation of roof-mounted solar photovoltaic (PV) panels, MCS-approved mounting equipment, and minimal external cabling. The PV panels will be Trina Solar TSM-455-NEG9R.28 Vertex S+ (2024) monocrystalline panels, featuring dark-coloured photovoltaic cells with a black frame and low-reflective glass, providing a discreet and uniform appearance that blends with the existing roofscape. The contract with Marston's requires that the panels be cleaned annually, ensuring the installation remains neat and well-maintained over time. Visible mounting clamps and fixings will be finished in black to reduce visual impact, and cabling will be routed discretely. No alterations are proposed to existing walls, windows, doors, or other architectural features beyond the installation of the solar PV system.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

- PV*Sol Design Report
- SolarEdge Project Summary Report
- SolarEdge Stringing Report
- System Master Layout Drawing
- Labelled Aerial Roof Elevation Image

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

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars Existing number of spaces: 70 Total proposed (including spaces retained): 70 Difference in spaces: 0
Vehicle Type: Disability spaces Existing number of spaces: 10 Total proposed (including spaces retained): 10 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

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 the requirement does not apply to the development.

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

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The installation does not involve any groundworks, vegetation clearance, or alteration to existing natural habitats. The roof is already a sealed, hard surface with no ecological value or biodiversity interest. The proposal does not affect trees, hedgerows, watercourses, or other habitats that support wildlife. No new landscaping or habitat creation is proposed, and no biodiversity features will be removed or harmed. Given the minimal nature of the works and the absence of any direct or indirect impact on biodiversity, the development falls within the 'de minimis' exemption criteria under the Biodiversity Gain Condition guidance.

Reason biodiversity net gain does not apply:

Development of a biodiversity gain site

Please justify the reason why biodiversity net gain does not apply:

The proposed Solar PV installation will result in a positive effect on biodiversity and represents a biodiversity gain opportunity in line with the objectives of the National Planning Policy Framework (NPPF). The installation of the PV panels will introduce new micro-habitats across the site. The areas beneath and between the panels will provide sheltered conditions protected from wind, heavy rainfall and extreme temperatures. These environments have the potential to support nesting and roosting birds, as well as offering shelter for small mammals and invertebrates. The creation of shaded and semi-shaded areas can also encourage greater variation in ground vegetation, contributing to increased habitat diversity over time. The development does not involve the loss of existing habitats or vegetation. The panels are raised above ground level, allowing the land beneath to remain permeable and ecologically functional. As such, the proposal avoids biodiversity harm and accords with the NPPF objective to minimise impacts on biodiversity and seek opportunities for net gains (paragraph 174). The introduction of the PV array will increase structural diversity within the site, which is a key factor in supporting biodiversity. This aligns with the NPPF's encouragement to enhance biodiversity within existing developed or operational sites where opportunities arise (paragraph 181). In addition, the proposal supports the NPPF's wider environmental aims by contributing to climate change mitigation through the generation of renewable energy. Reducing carbon emissions is intrinsically linked to the long-term protection and enhancement of biodiversity, reinforcing the environmental benefits of the scheme. Overall, the Solar PV installation avoids ecological harm and provides opportunities for habitat creation and enhancement, resulting in a biodiversity gain alongside the delivery of sustainable, low-carbon energy in accordance with national planning policy.

Note: Please read the help text for further information why developments may be exempt or not in scope.

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

If Yes, please provide details:

The proposal incorporates provision for the storage and collection of waste associated with the installation works. A single temporary skip will be located on site during the construction phase, provided by a licensed waste contractor, to facilitate the safe storage and collection of waste. All waste will be removed from site by the contractor, with recyclable materials segregated and recycled off-site where possible in accordance with current environmental legislation. No permanent waste storage facilities are proposed, and the pub's existing operational waste storage and collection arrangements will remain unchanged.

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

☒ Yes

☐ No

If Yes, please provide details:

During the construction and installation phase, waste will be managed in accordance with a reduce, reuse and recycle protocol. While a single skip is used on site for general waste management, recyclable materials are segregated where practicable prior to disposal.

In particular, metal waste arising from the installation works, including components from the mounting system and surplus or off-cut copper cabling, is separated and recycled wherever practicable, ensuring that recyclable materials are diverted from general waste streams.

Materials are ordered to specification to minimise surplus, and reusable materials are retained where possible. Waste quantities are kept to a minimum through careful site management and efficient installation practices.

This approach ensures that waste is managed responsibly, with priority given to waste reduction, reuse and recycling, in line with sustainable construction principles.

Trade Effluent

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

☒ Yes

☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The proposal does not involve the disposal of any trade effluents.

A limited amount of trade waste will be generated during the installation of the solar PV equipment (e.g. packaging materials and minor construction waste). This waste will be stored in a single hired skip provided by a licensed waste contractor, who will remove all waste from site and ensure that recyclable materials are recovered off-site where possible in accordance with current environmental legislation. The applicant, Nuvolt Ltd, holds a valid waste carrier licence, ensuring compliance with relevant waste management requirements.

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

Industrial or Commercial Processes and Machinery

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

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposal involves limited commercial activity associated solely with the installation and operation of rooftop solar photovoltaic (PV) panels.

The activities on site will comprise short-term installation works, including the delivery and fitting of solar PV panels, mounting systems, cabling and associated electrical equipment. Once installed, the system will operate passively to generate renewable electricity for on-site use.

The installation process will involve several key steps: the erection of scaffolding for safe roof access, running of electrical cabling, installation of the mounting system, installation of the solar PV panels, connection of the system to the building's electrical supply and the grid, followed by testing and commissioning. All testing and commissioning will be carried out by Nuvolt Ltd, who are registered with the NICEIC, and appropriate certificates will be issued upon completion.

The only plant to be installed will be the solar PV panels and associated inverters and electrical equipment. The inverters emit a small amount of operational sound, typically below 50–55 dB(A), and would not be audible from any public areas. The system does not require ventilation, air-conditioning or flue equipment, and it will not result in emissions, vibration, or other industrial processes. No manufacturing or processing activities are proposed, and the existing lawful use of the premises as a public house will remain unchanged.

Specifically, the project will use a SolarEdge 3-phase inverter, which is designed for commercial rooftop PV systems. This inverter converts the DC electricity generated by the panels into AC electricity for use on-site and features integrated power optimisers and high efficiency. All equipment installed will be MCS accredited and installed in accordance with MCS guidelines and industry best practice.

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

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

Will

Surname

Glenn

Declaration Date

23/12/2025

☒ 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

Niamh Galton

Date

30/01/2026