

## Delegated Report

**Planning Reference** 25/00886/FUL  
**Applicant(s)** Mr Tim Payne  
**Ward** Hinckley DeMontfort



Hinckley & Bosworth  
Borough Council

**Application Site** 4 Druid Street, Hinckley

**Proposal** Change of use from residential (Use Class C3) to education (Use Class F1)

**Case Officer** Sullivan Archer (Senior Planning Officer)

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### 1. Recommendations

1.1. **Grant planning permission** subject to planning conditions detailed at the end of this report.

### 2. Planning Application Description

2.1. This planning application seeks full planning permission for the change of use of a dwellinghouse (Use Class C3) to an educational use (Use Class F1) at 4 Druid Street, Hinckley. No internal or external amendments are proposed to the existing property.

2.2. Given the above, the proposal would meet with the biodiversity net gain de-minimis exemption.

### 3. Description of the Site and the Surrounding Area

3.1. The application site is on the western side of Druid Street in Hinckley. The site is adjacent to, but outside of, the Hinckley Druid Street Conservation Area to the north and the Hollycroft Conservation Area to the southwest. The surrounding area predominantly comprises residential uses in the form of two-storey terraced dwellings and flats, and as well as a variety of commercial and educational uses such as the former offices of Leicestershire and Warwickshire Electric Power Company Ltd and the North Warwickshire and South Leicestershire College Hinckley Campus to the south of the site. These former offices are identified as important historic buildings within the Hollycroft Conservation Area. The site is bounded by the off-street parking for these former offices to the south and off-street parking for the Jubilee House flats on Upper Bond Street to the north.

3.2. The site consists of a detached, two-storey dwelling that is constructed with a hipped roof, a protruding ground floor front that has a mono-pitched roof, a single storey northern side extension, and a two-storey southern side extension that features a mono-pitched roof, which rises towards a flat roof to the rear of the property. The dwelling is constructed with a pebbledash rendered finish and concrete roof tiles.

- 3.3. The property has been previously utilised for an educational use, which was approved via planning application 07/00575/COU, before it was converted into a single dwellinghouse via planning application 21/01303/FUL.

#### **4. Relevant Planning History**

##### **4.1 21/01303/FUL**

- Conversion of existing education building (use F1(a)) on ground floor and existing self-contained unit on first floor (use C3(a)), into self-contained single family dwellinghouse with associated parking and refuse/recycling facilities
- Permitted
- 22.02.2023

##### **4.2 07/00575/COU**

- Change of use from Use Class B1A to Use Class D1 with minor alterations
- Permitted
- 13.07.2007

##### **4.3 96/00441/FUL**

- Change of use to ground floor office and first floor self contained flat
- Permitted
- 12.08.1996

#### **5. Publicity**

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 One response was received in objection to the application due to anti-social behaviour and car parking concerns.
- 5.3 No further responses have been received.

#### **6. Consultation**

- 6.1 No objections have been received from the Council's Drainage or Environmental Health Departments, nor from Leicestershire County Council as the Local Highway Authority.
- 6.2 The Council's Environmental Health Department recommended securing the operating hours of the development by planning condition. The Local Highway Authority recommended that the parking and turning facilities were secured via planning condition prior to the occupation of the development.
- 6.3 No further responses have been received.

## **7. Policy**

### 7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

### 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

### 7.3 Hinckley Town Centre Area Action Plan (HTC AAP) (2011):

- No relevant policies.

### 7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

### 7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

## **8. Appraisal**

8.1. The application site is within a sustainable location in the identified settlement boundary of Hinckley. As a result, the provision of a new educational use in this location would be considered to be acceptable in principle, subject to the assessment of all other material considerations.

8.2. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

### Design and Impact upon the Character of the Area

- 8.3 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4 The scheme would make no amendments to the existing property and therefore the proposed works to facilitate the dwelling's conversion into an educational use would not be considered to have a material impact on the character of the surrounding area.
- 8.5 As highlighted at Paragraph 8.1 of this Report, the site is within a sustainable location in Hinckley and therefore the provision of an educational use in this location would be considered to be acceptable in principle. In addition, it is noted that there are existing educational uses in the surrounding area, such as the North Warwickshire and South Leicestershire College to the south and Flutterbies Pre-School to the east. There are also a number of commercial uses in the surrounding area. Importantly, the application site previously benefitted from a non-residential institution Use Class D1 use as an educational facility between 2007 and 2021 via planning permission 07/00575/COU.
- 8.6 In light of the above, the proposed conversion of this existing dwelling into an educational use would be considered to respect the character of the surrounding area in these site-specific circumstances in accordance with Policy DM10 of the SADMP.

### Impact upon Residential Amenity

- 8.7 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.8 The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.9 The proposal would not involve any extensions or alterations to the existing property and the site has previously utilised for as an education facility between 2007 and 2021.
- 8.10 By virtue of these factors, the change of use of this property into an educational use would not be considered to result in any significant adverse impacts to neighbouring residential amenity as a result of noise and disturbance, loss of light or loss of privacy, or any overbearing or overlooking impacts. The development would therefore be considered to be in accordance with Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.11 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.12 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.13 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.14 The proposed development would utilise the existing vehicular access to the site via a dropped kerb onto Druid Street. No amendments are proposed to the existing site access arrangements, and this was accepted by Leicestershire County Council as the Local Highway Authority (LHA).
- 8.15 A one-way system is in place on Druid Street, with vehicles only permitted to travel southbound passed the application site. Based on available records to the LHA, one Personal Injury Collision (PIC) has occurred long the full length of Druid Street within the last five years up to the end of July 2025. This PIC occurred approximately 140m north of the site. Given the above, the LHA confirmed that this single PIC would not demonstrate a pattern or trend in incidents which could reasonably be expected to be exacerbated by the development proposal.
- 8.16 Table 29(d) of the LHDG confirms that educational uses are required to provide one car parking space per member of staff, one additional space per every 15 students for higher education and three spaces for primary education.
- 8.17 The application site benefits from two off-street vehicle parking spaces. Based on the submitted details, the development could result in three full time and two part-time members of staff being employed at the site. No information has been provided in relation to the number of students that might be accommodated by this scheme.
- 8.18 Notwithstanding the above, it is noted that the application site is within a sustainable location close to Hinckley Town Centre that is within a 200m walk to bus stops that are served by frequent bus services to Nuneaton, Coventry, and Leicester, and to public car parks such as Holliers Walk, Stockwell Head, and Castle Street to the south, and Lower Bond Street to the southwest. Druid Street also features on-street parking controls in the form of double and single yellow lines to prevent indiscriminate parking. Furthermore, the proposed level of parking provision would be identical to that when the site was previously utilised for educational purposes between 2007 and 2021. As such, the LHA confirmed that they would not be able to demonstrate that the level of parking provided for the scheme would be insufficient in these site-specific circumstances.

- 8.19 By virtue of these factors, and in conjunction with the professional advice of Leicestershire County Council, the proposal would not be considered to result in any significant adverse impacts to highway safety or the road network in accordance with Policies DM17 and DM18 of the SADMP.

## **9. Equality Implications**

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **10. Conclusion**

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

## **11. Recommendation**

- 11.1 **Grant planning permission** subject to planning conditions at the end of this report.

## 11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Existing, Proposed Block Plan, Elevations, Drg No. 02-2523-00 (submitted: 17.09.2025)
- Proposed Floor, Roof Plans, Elevations Drg No. 02-2523 (submitted: 17.09.2025)
- Site Location Plan, Drg No. 01-2523-00 (submitted: 17.09.2025)

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Prior to the first use of the development hereby permitted, the parking and turning facilities shall be implemented in accordance with the Existing, Proposed Block Plan, Elevations, Drg No. 02-2523-00 (submitted: 17.09.2025). Thereafter the onsite parking (and turning) provision shall be kept available for such uses in perpetuity.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

4. The development hereby permitted shall be limited to the following operating hours:

Monday – Friday	11:00 – 18:00
Saturday	11:00 – 18:00
No working on Sundays and Bank Holidays	

**Reason:** To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **Notes to Applicant(s)**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
2. All businesses have a duty of care to ensure that any waste is handled safely and within the law. Please ensure that there is adequate space on the property to store the waste containers for the business.

All waste produced by a business including (but not limited to) paper, cardboard, cans, retail packaging, and food wrappers/ waste is commercial waste. For this reason, it has to be legally discarded in a certain way via a trade waste service or transfer service and cannot be disposed of through the residential service. Bins should be maintained and stored so that they don't cause problems to neighbouring premises due to smells and should be stored correctly in a suitable container which needs to be closed or lidded.

Businesses should arrange their own business/ trade waste collection service. If you give your waste to someone else, you must be sure that they are authorised to take it, transport it, and recycle or dispose of it safely.