

RE: 26/00074/FUL - 53 Trent Road, Hinckley

From: Joe Fleetwood Joe.Fleetwood@hinckley-bosworth.gov.uk

[REDACTED]

Sent: Tuesday 28 April at 10:19

Good morning Mark,

Do you have an update on the progress of the relevant information to be submitted?

Kind regards,

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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[REDACTED]

Sent: 10 April 2026 10:38

[REDACTED]

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

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Morning Joe,

Yes I agree with the EOT.

Kindest Regards

**Mark Payne Bsc Hons MCIAT
Director**

[REDACTED]



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From [REDACTED]
Sent: 08 April 2026 10:13
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>; [REDACTED]
Subject: Re: 26/00074/FUL - 53 Trent Road, Hinckley

Good Morning Joe,

20th May is absolutely fine.

Many Many thanks for your co-operation.

Regards,

Amit Shah

Sent from [Outlook for Android](#)

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

Sent: Wednesday, April 8, 2026 9:50:07 AM

[REDACTED]

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Hi Mark,

I am well thank you, hope you are too.

Absolutely fine for the extension of time, shall we agree on 20th May? If we can of course, I will seek to get the decision out ASAP.

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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Sent: 27 March 2026 13:09

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

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Hi Joe,

I hope you are well.

Further to our contact below.

I have been informed by the applicant that the company / person providing the details on extraction is on holiday for easter so they will be off similar time frame to me but we hope to get that information over to you during the week from the 13th April.

Based on this can we agree a further extension of time post the 28th April? Mid May somewhere?

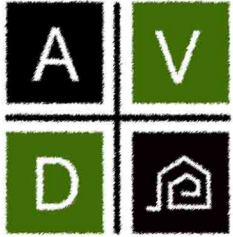
I have copied the client into the email, if you can cc him into emails that would be great.

Kindest Regards

Mark Payne Bsc Hons MCIAT
Director

A: 118 Paddock Way, Hinckley LE10 0BZ

W: www.architecturalvistadesigns.co.uk



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Sent: 26 March 2026 19:19

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

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Thank you Joe...speak on my return.

Kindest Regards

Mark Payne Bsc Hons MCIAT

Director



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

Sent: 26 March 2026 08:43

To: [REDACTED]

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Good morning Mark,

Many thanks for the reply and for agreeing to the extension of time, and of course we can adjust the date dependant on the submission of the information and the response from Environmental Health.

Have a pleasant half term break.

Kind regards,

Joe Fleetwood
Planning Officer
(Development Management)
Email: joe.fleetwood@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: markpayne@architecturalvistadesigns.co.uk
<markpayne@architecturalvistadesigns.co.uk>

Sent: 25 March 2026 16:37

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

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Hi Joe,

Thank you indeed.

I have discussed with the applicant today and requested details regards the Ventilation system and I am awaiting for a response.

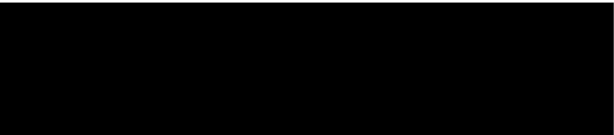
So please can we agree to extend till the 28th April but that may need to be adjusted if the details submitted need to be reviewed in a timely manner?!

I am on leave from this Friday and back in office on the 13th April to advise with half term break.

I shall forward on any details as when they land!

Kindest Regards

**Mark Payne Bsc Hons MCIAT
Director**



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From: Joe Fleetwood <[Joe.Fleetwood@hinckley-](mailto:Joe.Fleetwood@hinckley-bosworth.gov.uk)

[bosworth.gov.uk](mailto:Joe.Fleetwood@hinckley-bosworth.gov.uk)>

Sent: 25 March 2026 16:23

[REDACTED]

Subject: RE: 26/00074/FUL - 53 Trent Road, Hinckley

Good afternoon Mr Payne,

I hope you are well.

Reference: 26/00074/FUL

Site: 53 Trent Road, Hinckley

Proposal: Change of use from a retail (Class E) to a hot food takeaway (sui-generis) (retrospective)

I hope you have had the opportunity to review my email.

Please confirm how you wish to proceed.

Kind regards,

Joe Fleetwood
Planning Officer
(Development Management)
Email: joe.fleetwood@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Joe Fleetwood

Sent: 24 March 2026 11:19

[REDACTED]

Subject: 26/00074/FUL - 53 Trent Road, Hinckley

Good morning Mr Payne,

I hope you are well.

Reference: 26/00074/FUL

Site: 53 Trent Road, Hinckley

Proposal: Change of use from a retail (Class E) to a hot food takeaway (sui-generis) (retrospective)

I am emailing regarding the above-mentioned planning application, for which I am the delegated officer reviewing the proposal.

We have received comments from both HBBC Environmental Health, and Public Health regarding the application, which I have outlined below:

HBBC Environmental Health:

“Details of the ventilation system serving the property should be submitted, as well as control measures to mitigate against impact from odour. This should be provided prior to final comment”.

Public Health:

“LCC Public Health would not support the permission of this application due to the nature of the proposed operation as a Hot Food Takeaway within walking distance of two parks and open spaces (185 metres from entrance of parks) being in contradiction with NPPF (2024). The proposal also goes against the Healthy Weight Strategy for Leicestershire and has the potential to worsen health outcomes in the local area.

The proposal seeks permission for change of use from retail (Class E) to a hot food takeaway (sui-generis). This is a retrospective application where the works are complete, and the application indicates the site has been in operation since the 11th November 2025. The site is located within the Trent Road Neighbourhood Centre which is the smallest centre in the Borough. Neighbourhood Centres form the lowest tier of hierarchy shopping but are considered to be of local importance to the nearby community in predominantly residential areas. Other units on the site are a public house, a co-op supermarket, hairdressers and hot food takeaway. This application would add an additional hot food takeaway to the small centre, reducing the diversity in local offer with 40% units serving convenience hot food. Food and drink offered in shops, hot food takeaways, cafes and restaurants significantly shape dietary behaviours. A reduction in the diversity of the food offer can limit healthier options, and a concentration of hot food takeaways is associated with poorer dietary behaviours.

This application would also be at odds with Leicestershire County Council's commitment to helping children achieve a healthy weight (Healthy Weight Strategy for Leicestershire), as well as the NPPF requirements where Hot Food Takeaway Applications within a 400m radius to schools and other places where children and young people congregate will be refused”.

Following the above comments, the application would warrant a refusal of planning permission based on Paragraph 97 of the NPPF (2024). Prior to the issuing of any refusal, with the anticipation of an appeal of this decision, please advise if you wish to submit the relevant ventilation details to overcome the holding objection for HBBC Environmental Health, based on lack of information. If this information is intended to be submit to aim to overcome HBBC Environmental Healths concerns, I suggest we agree to an extension of time for the date of 28th April 2026 to allow for the submission and relevant re-consultaiton.

If you have any queries regarding this email, please do not hesitate to contact.

Kind regards,

Joe Fleetwood
Planning Officer
(Development Management)
Email: joe.fleetwood@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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

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