



DESIGN • PLANNING • CONSTRUCTION

73 STONEBURY AVENUE · EASTERN GREEN · COVENTRY CV5 7NY
TEL: 07867 473325 · E-MAIL: architecture@fawkner.plus.com

APPLICANT BUSINESS STATEMENT

Document No: 0225-05-03 A

Date: 16th May 2025

22 Newton Road
Hinckley
LE10 3DS

Application reference 25/00246/FUL is for a single storey rear extension.

APPLICANT STATEMENT:

With regards the planning application, we have applied to position two gas storage vessels on the site with the plan of relocating our business headquarters to the property.

The property is currently fire damaged and has been empty for a period of time. We are looking at purchasing a 125 year lease from Hinckley Council with plans to rebuild and modernise the property.

In our offer to the council to purchase the property we outlined our plans to rebuild and change all roofs and install solar panels and storage batteries on the site, as well as other green initiatives.

We are currently based in Willey just outside Hinckley. We have been here for approx 7 years and have grown exponentially since then. We started with one vertical tank and now have 3 more tanks on site. We are having to have multiple deliveries a week, but this is not cost effective or eco friendly. We currently use more weekly than we can store so we are always chasing a new delivery.

Each tank requires regular testing, insurance, fridge units and general upkeep. So we have been looking to buy larger upright tanks for some time. This will save space, money and give us a buffer and room to grow the business.

We currently have just under 4 years left on our current lease with the landlord not looking to renew. We decided to look for new premises in a better location. The tanks are expensive and so is delivery and installation so it would be impractical to site them at our current HQ.

We have looked at the market and the most common tanks available, off the shelves so to speak, are the ones we have used in our application. The capacity of the tanks would give us the buffer we so desperately need as well as room to grow. Regarding the height of the tanks, it is possible to make them shorter and wider but these would need to be custom made at a much greater cost, which would make the project unviable at this point. Also the tanks need to be a certain distance apart which wouldn't be practical due to the size of the yard area.



DESIGN • PLANNING • CONSTRUCTION

We opted for this site as it is on an industrial site, bordering another industrial site with no houses. We would be submitting further applications regarding the buildings going forward, but due to the fire damage and the asbestos we cannot gain access to the property until the transaction is complete and we get the site cleared to the debris/Asbestos. We have submitted this application as it is imperative to us purchasing the lease that we have these tanks.

I really hope this application is approved as the location is ideal for us, and the fact it is derelict gives us the perfect chance to rebuild and modernise the site making it a modern energy efficient site for years to come.

CONCLUSION

Whilst the tanks are tall, they will be located in a low point of the industrial estate and far back from the main road, so they will be mostly screened by the industrial buildings to all sides. The neighbouring property to the East is almost as tall. In addition, the site is centrally located within an industrial estate sandwiched between the A47 and the B4666, so we are unlikely to find a better location for such an installation.

In allowing for the tanks to be installed, we would achieve the following:

- The reconstruction of a fire damaged property that has been left in a derelict state.
- Revenue for the Local Authority by letting a purposeful building for a long term Tenant.
- Job creation for the Applicant, as they will have the ability to expand their business.
- Fewer deliveries will be better for the environment, but also allowing the business to operate efficiently.
- The business plans to strive towards net zero and allow growth of their business, so two of the major policies of our current government. This whilst also reinvigorating a redundant site.