

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 27 August 2026 14:15:48 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00691/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 27/08/2026 2:15 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	26/00691/FUL
Address:	Ivy House Farm Broad Lane Stanton Under Bardon Markfield Leicestershire LE67 9TB
Proposal:	Change of use from paddock to create four padel courts (Class F2(c)) and cafe (Class E(b)), plus associated infrastructure and landscaping
Case Officer:	Joe Fleetwood

[Click for further information](#)

Comments Details

Comments:	VENTILATION The café has the potential to impact on residential amenity from odour and noise associated with the ventilation system to be installed. If permitted, the following is recommended.
	Ventilation a) No development shall take place until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority. b) The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

NOISE

Noise from use of the courts has the potential to impact on residential amenity. Further details is required prior to determination on likely decibel levels associated with such courts and mitigation measures that can be employed to reduce impact.

LIGHT

The developments has the potential to impact on residential amenity from light. If permitted, the following condition is recommended.

Light

a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) The lighting shall be installed, maintained and operated in accordance with the approved details.

Kind regards

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR