

Delegated Report

Planning Ref: 26/00046/CLP
Applicant: Mrs Kathryn Parsons
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley Leisure Centre Car Park Argents Mead Hinckley

Proposal: Certificate of proposed lawful development for the erection of an Electrical Vehicle charging hub and solar canopy within 12 spaces of the existing car park.

1. Recommendations

1.1. Grant Certificate of Lawful Proposed Development

2. Planning application description

2.1. The application seeks a Certificate of Proposed Lawful Development for the erection of an Electric Vehicle Charging Hub and Solar Canopy over 12 existing spaces at Mount Road Car Park, Mount Road, Hinckley.

2.2. The proposed Electric Vehicle Charging Hub (including the gullwing canopy roof) would measure 12.54 metres in length, 14.26 metres in width and 3.99 metres in height. It would comprise 66 Solar Photovoltaics with a total of 39kW; a 27kWh Battery Energy Storage System and 12 7kW Electric Vehicle 4 11kW Electric Vehicle Charging Points (EVCPS).

3. Description of the site and surrounding area

3.1. The application site comprises a council owned and run car park, situated within the settlement boundary and town centre boundary of Hinckley. The car park is situated to the north of Mount Road, neighbouring Hinckley Leisure Centre and Argent Mead Park. There are a number of dwellings within a reasonable distance to the site situated on Mount Road. The site also neighbours Mount Road Baptist Chapel, Hinckley and District Hospital and Castlemead Health Centre.

4. Relevant planning history

87/00705/4

- Car park extension
- Planning Permission
- 20.10.1987

24/00779/P14J

- Installation of Roof Mounting Solar PV Panels
- Prior Approval Given
- 30.09.2024

24/01003/CLP

- The proposal is to erect an Electric Vehicle Charging Hub and Solar Canopy within 12 spaces of the existing car park. The Electric Vehicle Charging Hub comprises 39kW Solar Photovoltaics; 27kWh Battery Energy Storage System and 12no. 7kW Electric Vehicle Charging Points (EVCPS).
- Certificate of Lawful Proposed Use
- 19.12.2024

5. Publicity/Consultation

- 5.1 This is an application for a certificate of proposed lawful use and no publicity or consultation is required.

6. Policy

- 6.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. Appraisal

- 7.1 The main consideration for the determination of this proposal is whether the proposed development falls within permitted development as set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2 Part 12, Class A.

- 7.2 Please note Class A covers the erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of -

- (a) *any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers*
- (b) *lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.*

Interpretation of Class A

A.1 *For the purposes of Class A, "urban development corporation" has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)¹²⁴.*

A.2 *The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.*

- 7.3 The application has been submitted on behalf of Hinckley and Bosworth Borough Council, and proposes the erection of an Electric Vehicle Charging Hub and Solar Canopy over 12 existing spaces at Mount Road Car Park, a council owned and run car park. By virtue of the above, the proposed development would constitute to permitted development by virtue of the provisions of Schedule 2 Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 7.4 It should be noted that the restrictions as set out in section A.2 would not apply in this case as the proposed scheme would fall under the definition of "*electric vehicle charging points and any associated infrastructure*" as set out within section (b) and would not relate to any small ancillary building, works or equipment.

8. Equality implications

- 8.1 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.

8.2 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.

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

9. Conclusion

9.1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2 Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10. Recommendation

10.1 Grant Certificate of Lawful Proposed Development

11.1 Notes to applicant

- a) The application has been determined with consideration to the following submitted documents:
 - Certificate of Lawful Proposed Use Application Form; and
 - Covering Letter; and
 - Site Location Plan, Drg No. B2470100SLDR-0005; and
 - Solar Canopy Elevation Plan; and
 - Solar PV Carport Installation Plan all as received by the Local Planning Authority on the 19th January 2026.
- b) 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 or call 0116 272 7533.