

Dear Cllr Page

I refer to recent concerns that part of the Whitmore's Timber Yard in Claybrooke Magna is now being used as a lorry park.

As you are aware a case was opened (21/00004/COUS) to allow this matter to be investigated:

- I have examined previous planning enforcement cases relating to this site – which appear to raise similar issues (please see [email below](#)).
- I have also visited the site, spoken to the Site Manager and one of the Company Directors.
- Whitmore's have provided replies to questions I have asked about the site and current users which confirm that the uses on site remain the same.
- An area of the Whitmore's site where there is an established and existing separate access onto Main Street, is in the process of being leased to Brindley Transport - who will operate B8 uses and will be storing items (some will be Whitmore's products) and distributing (Whitmore's' products and other items) from the site.
- Brindley's - who are based nearby in Sharnford (in Blaby District), lease some vehicles from Cartwright rentals and have advised that they will mainly use the area to store their vehicles/trailers – but will be distributing from the site.
- Cartwright's have been asked to remove any signage they have placed around the site.

The B1 and B8 uses on this site are established historical uses and no planning decision notice exists (or conditions apply to hours of use, access etc.)

Provided the uses on site remain within the B8 or B1 use classes then no permission is required for a change of use.

To conclude, there is evidence to show that the site has established B8 use – for storage and distribution (operated by Whitmore's and others) so there has been no breach of planning.

If local residents experience issues with noise nuisance these could be reported to [environmentteam@harborough.gov.uk](mailto:environmentteam@harborough.gov.uk)

If there are reports of vehicles using this site - obscuring or blocking the road then these could be reported to the Police or site manager.

I appreciate that this may not be the outcome you had hoped for but in this instance no breach has been found and the case will now be closed.

Regards

Heather Wakefield BA (Hons) BTP MRTPI  
Planning Enforcement Officer

**Email to update complainant – Planning Enforcement case ref. 18/00077/DEVS**

**Sent:** 02 October 2018 14:28

Dear Cllr Page

The timber yard has been historically developed for the processing and storage of wood products. This falls within B8 (Storage and Distribution), which includes open air storage. This Class permits a change from B8 to B1 (Business) without planning permission. The B1 use includes:

B1(a): Offices (other than those that fall within A2).

B1(b): Research and development of products and processes.

B1(c): Light industry appropriate in a residential area.

As advised the B8 use is historical, no planning decision notice exists since it predates the Town and Country Planning Act, 1947, as such no planning conditions exist if the use remains within the B8 use or B1 use if the permitted change of class occurs.

Regards

Christine Zacharia BTP MRTPI  
Planning Enforcement Team Leader  
Development Management