

Sullivan Archer
Hinckley and Bosworth Borough Council

Date: 12 September 2025
My Ref: 25/00439/FUL
Contact: Vicky Webb
Phone:
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/00439/FUL

LCC Reference Number: 25/00439/FUL

Applicant:

Description of Application:

Installation of 6 glamping pods for overnight guest use and associated works

Location of Application:

Cold Comfort Farm Rogues Lane Hinckley Leicestershire LE10 3DX

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority (MWPA), comments as follows;

Mineral safeguarding

The application site is located wholly within the mineral safeguarding area for sand and gravel as identified in the adopted Leicestershire Minerals and Waste Local Plan 2019-2031 (LMWLP) and Policy M11: Safeguarding of Mineral Resources of the LMWLP seeks to prevent the permanent sterilization of safeguarded minerals by other development. Under normal circumstances, the policy requires that planning applications for non-mineral development within a mineral safeguarding area should be accompanied by a Mineral Resource Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

In this instance, in considering the scale and nature of the proposal, which is limited in scale would not require significant excavations to take place, as well as its location close to a residential property and agricultural buildings, it is not considered that the prior extraction of minerals would be either practicable or viable. The MWPA is therefore satisfied that there would be no conflict with the mineral safeguarding interest and has no objections to the proposal.

Chief Executives Department

Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Zafar Saleem, LLB, LLM, Assistant Chief Executive
www.leicestershire.gov.uk

Waste Safeguarding

The site is not located close to a safeguarded waste management facility and the MWPA has no comments in this respect.

Yours Sincerely,

Vicky Webb
Principal Planning Officer