
From: public.access@hinckley-bosworth.gov.uk
Sent: 23 August 2025 17:04
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00746/CONDIT

Categories: Shaun

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 23/08/2025 5:04 PM from Parish Clerk (sheepparish@gmail.com) on behalf of Sheepy Parish Council.

Application Summary

Reference:	25/00746/CONDIT
Address:	Meadowside Cottage Sibson Road Sheepy Parva Nuneaton Leicestershire CV9 3RE
Proposal:	Application to vary condition 2 of planning permission 22/00887/HOU to allow independent occupation of the annex
Case Officer:	Tim Hartley

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Comments Details

25/00746/CONDIT – 5 August 2025
Meadowside Cottage Sibson Road Sheepy Parva
Application to vary condition 2 of planning permission 22/00887/HOU to allow independent occupation of the annex

OBJECT

Comments:

Please note this response is based on documents available on HBBC Planning Portal as at 9th August 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.

Further note, planning application history refers to 'Meadowside Cottage' and 'Meadowside' which is in fact the same property.

Having reviewed the above application 25/00746/CONDIT - (Meadowside Cottage Sibson Road Sheepy Parva - Application to vary condition 2 of planning permission 22/00887/HOU to allow independent occupation of the annex), Sheepy Parish Council is not supportive of this application (OBJECTS) since it considers it not to be compliant with the legally binding Sheepy Parish Neighbourhood Plan

'made' 19th May 2022, notably policies S1 (Countryside) and S10 (Housing Development). Furthermore, it must be noted that all policies in the plan should be considered collectively when determining any planning application.

As part of the Parish Council's response to 22/00887/HOU - 7 October 2022, (Submitted to HBBC 27th October 2022), the Parish Council objected to the application, but also requested that 'if permission was to be granted, conditions should be attached to ensure that the building can never be treated or used as a self-contained dwelling', which was noted and added as Condition 2. This was in recognition that a self-contained dwelling would be in breach of legally-binding policies in the Sheepy Neighbourhood Plan. The proposed removal of Condition 2, to enable the building to be used as a separate independent unit for commercial residential rental purposes, would constitute the creation of a separate dwelling. The removal of Condition 2 would therefore lead to the planning permission to be in conflict with the Sheepy Neighbourhood Plan and policies in the HBBC SADMP. Additionally, the proposed change of use no longer aligns with what the Parish Council was originally led to believe, i.e. the temporary installation of a mobile home for use by an elderly relative. Whilst the Parish Council is sympathetic to personal circumstances of our parishioners it needs to treat everyone fairly and ensure consistency in the way we assess planning matters.

Sheepy Parish Council draws HBBC attention to what it believes are two relevant planning applications.

- Decision Notice, 22 July 1998 for 98/00431/OUT – 3 June 1998 - Land Adjacent to Meadowside Cottage Sibson Road Sheepy Parva - ERECTION OF ONE DWELLING – which was refused, with extracts -'1. The site lies outside the established settlement area....-4. The approval of this proposal would set a precedent for the consideration of further applications of a similar nature, to which the Local Planning Authority would also object, but which would consequently be difficult to resist'.

- Decision Notice, 11 November 2024 for 24/00872/OUT-3 October 2024 - Land Southwest of Sibson Road Sheepy Parva - Outline planning permission for the erection of a single self-build dwelling (all matters reserved except for access) - which was refused, with extract -'1. The development represents unjustified residential development outside the existing built form into the open countryside. This results in an irreversible and detrimental urbanising effect on the character of the countryside, whilst also resulting in residential development in an unsustainable location. The provision of one self-build dwelling, with the associated economic and social benefits, would not outweigh the harm, which is significant and demonstrable in this case. Therefore, the proposal is in conflict with Policies S1, S8 and S10 of the Sheepy Neighbourhood Plan, Policies DM4, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), as well as Sections 2, 11, 12, and 15 of the National Planning Policy Framework (December 2023)'. An appeal was made to the Secretary of State against the Council's decision to refuse to grant planning permission for the above development APP/K2420/W/25/3361154. This appeal was dismissed – Appeal Decision 4 August 2025, with extract – '10. Regarding housing distribution, Policy S10 of the SNP informs that outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to certain exceptions. Policy DM4 of the SADMP states that development in the countryside will be considered sustainable where it meets certain criteria. The appeal site does not meet any of the outlined exceptions, thus the proposal is contrary to the development plan's strategy for development'.

Sheepy Parish Council therefore requests that this application, for the removal of

Condition 2, is refused.

However, in the unlikely event that the planning authority be minded to approve the application, the Parish Council would request that conditions are imposed (in perpetuity) that do not allow the annex (and its use) to be modified in a way that allows it:

- 1) To be identified with its own postal address,
- 2) To have its own separate (from the main property) metered (or other) utility services,
- 3) To have independent access from the highway.

Further, in terms of any future business use (commercial rental), that all the necessary safety measures and other regulatory requirements are in place before the unit is rented out to safeguard the occupants and the local community. END

Kind regards