



Sullevan Archer
Hinckley and Bosworth Borough Council

Date: 25 November 2025
My Ref: 25/00823/FUL
Contact: Harry Thornley
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APPLICATION DETAILS:

Planning Application Number: 25/00823/FUL

LCC Reference Number: 25/00823/FUL

Applicant:

Description of Application:

Conversion of redundant rural building to dwellinghouse (Use Class C3) and associated works

Location of Application:

Woodside Farm Heath Road Bagworth Heath Bagworth Coalville

Thank you for your reconsultation 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, comments as follows;

The application site is located in the mineral safeguarding area for sand and gravel as set out in the adopted Leicestershire Minerals and Waste Local Plan 2019-2031 (LMWLP). Policy M11: Safeguarding of Mineral Resources of the LMWLP therefore applies. The policy seeks to protect minerals from permanent sterilisation by other development. Where development proposals are located in a mineral safeguarding area, the policy requires the submission of a Mineral Resource Assessment. The Mineral Planning Authority notes the scale and nature of the proposed development and, in this instance, does not consider that prior extraction of minerals would be either practicable or viable. Under those circumstances, the Mineral Planning Authority has no objections to the proposals in respect of Policy M11 of the LMWLP.

However, the application site is located within very close proximity to the existing operations currently being carried out at Desford Brickworks Quarry. It is considered that Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure of the LMWLP is relevant. Policy M12 seeks to safeguard existing mineral sites and the use of associated mineral

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infrastructure against incompatible land uses nearby. Paragraph 193 of the National Planning Policy Framework requires that planning decisions should ensure that 'new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed'.

Planning permission for application 2024/10117/04 (2024/EIA/0081/LCC) was granted in June 2025 for the rephasing works of the existing operations at Desford Brickworks. Currently, operations are underway in Phase 7A. However, future extraction operations permitted to take place in Phases 1, 2 & 3 will be located much closer to the proposed residential dwelling at Woodside Farm. The quarry will have the potential to generate impacts associated with noise, dust and vibration associated with the winning and working of minerals in the new extension area, the continued operation of mineral infrastructure at the site as well as the proposed infilling/restoration operations.

Whilst the planning application was found to be acceptable in terms of amenity impacts associated with mineral extraction operations, including the application site, such assessment was based on the environmental baseline at the time that the application was submitted. Therefore, applicant should be aware of these impacts that will likely continue for an extended period of time as a result of continued operations being carried out at Desford Brickworks Quarry and that these operations would take place until 2059.

In regard to the safeguarding of waste. The proposed development site is not located within close proximity to any safeguarded waste sites, and therefore the Waste Panning Authority has no objections to the proposal.

Yours Sincerely,

Harry Thornley
Planning Officer