

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mr R Davies
C/O Marrons
Trout Ponds Farm
Twycross Road
Sheepy Magna
Leicestershire
CV9 3RT

Name and Address of Agent (if any)

Mr Joseph Fleetwood
Marrons
No 1 Colmore Square
Birmingham
B4 6AA

Particulars of Application

Date of Notification	Reference No.
19 May 2025	25/00495/P3CR

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of agricultural barns to storage and distribution (Class B8)

Holly Lodge Farm Twycross Road Sheepy Magna Atherstone Leicestershire

Information that the developer provided to the local planning authority:

- Application Form
- Site Location Plan, Drg No. 2023-1043-CR-001C Drg No. 2023-1043-CR-001C
- Existing Site Plan, Drg No. 2023-1043-CR-100B
- Existing Plans – Barns, Drg No. 2024-1043-B-101A
- Proposed Site Plan, Drg No. 2023—1043-CR-200C
- Proposed Floor Plans - Barns, Drg No. 2024-1043-CR-201A
- Existing, Proposed Elevations 1 – Barns, Drg No. 2024-1043-B-102
- Existing, Proposed Elevations 2 – Barns, Drg No. 2024-1043-B-103
- Supporting Letter
- Highways & Transport Technical Note
- Phase 1 Preliminary Risk Assessment
- Phase 2 Intrusive Site Investigation
- Noise Assessment

I write further to your recent application under Class R of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted subject to the following conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Application Form
 - Site Location Plan, Drg No. 2023-1043-CR-001C

- Proposed Floor Plans – Barns, Drg No. 2024-1043-CR-201A
 - Existing, Proposed Elevations 1 – Barns, Drg No. 2024-1043-B-102
 - Existing, Proposed Elevations 2 – Barns, Drg No. 2024-1043-B-103
 - Supporting Letter
 - Highways & Transport Technical Note
- All submitted 19.05.2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The use hereby approved shall be restricted to the following opening hours:

Monday to Friday – 08:00 to 18:00

Reason: To protect the amenity of occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan, drawing number 2023-1043-CR-200C. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT :-

1. 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.
2. For the purposes of the Use Classes Order and the General Permitted Development Order (2015), after a site has changed use under Class R the site is to be treated as having a sui generis use (GPDO, Schedule 2, Part 3, Class R, Condition R.2(b)).
3. The applicant is reminded of the following Schedule 2, Part 3, Class R, R.3 Conditions which apply to the development:
 - (3) Where, in relation to a particular development under Class R of the type described in paragraph R.3(1)(b), planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.
 - (4) For the purposes of sub-paragraph (3), "associated operational development" means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.



Date : 11 August 2025

Christopher Brown MRTPI
Head of Planning