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Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
HINCKLEY
Leicestershire
LE10 0FR

Our Ref : TWR/C7

Date : 14 October 2025

Dear Sirs

APPLICATION FOR PRIOR APPROVAL FOR THE ERECTION OF A GENERAL PURPOSE AGRICULTURAL BUILDING AT ELMS FARM, ATHERSTONE ROAD, APPLEBY MAGNA

I enclose an application for the above. The application fee will be paid directly to the Borough Council by the applicant, Mr C Corbett when contacted on 07879 444473.

The application comprises :-

- a) This letter
- b) The completed application forms
- c) Application Plan Ref: TWR/C7/GPAB/3

All documents are submitted by email.

This application for prior approval relates to a building which constitutes Permitted Development and is located in a field adjoining the farmhouse. The building will be used for the storage of seeds, agricultural produce and machinery by William Corbett Farms Ltd.

The site is located off the A444 Atherstone Road, some 1.2 km south of Appleby Parva, immediately to the west of Elms Business Park. The original farm buildings at Elms Farm, located immediately adjacent to the farmhouse, had been converted to various industrial uses as the business park before the applicants purchased the site in 2009, but Elms Farm itself has continued as a farming unit of some 110 hectares, and operates as part of the extensive arable agricultural operations undertaken by Wm Corbett Farms Ltd.

The proposed new building is located close to the business park and Elms farmhouse. The farmhouse itself has a dedicated access from Atherstone Road, some 55m to the

north of the access to the business park. The proposed new building's location is intended to provide ready access to the nearby highway as well as for security reasons, to enable monitoring from the farmhouse, of vehicular and other activity. Vehicular access to the building will be from the existing 7m wide access to Elms Business Park. Service doors to the building will be on its eastern elevation, hence the need to provide a vehicle manoeuvring area of variously 20m to 25m depth from the western boundary hedge of the business park.

Also of significance, is that from the open land to the north, west and south, public access and hence views, are extremely limited as there are no public footpaths crossing the fields in the vicinity of the proposed building. Any views would perceive the building as part of that adjacent building group and not as an isolated structure in the countryside. This feature is reinforced by the building's proximity to, and proposed construction on the same axis as the nearby industrial units. However, the extensive tree screening of the whole industrial site from Atherstone Road and eastwards by a belt of trees some 15m to 40m wide, affords minimal public views of that whole development from there.

The applicant company's land holdings are extensive, and as well as adjoining the application site on all sides, they extend well beyond the limits of the submitted plan.

Please do not hesitate to contact me if you require any further details or have any queries or concerns whatsoever about any aspect of this application.

Yours faithfully

Thomas W Redfern

