

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Schedule 2, 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 Jaz Sahota
LonXThree c/o 2012 Partnership Homes Ltd
C/o Agent

Name and Address of Agent (if any)

Jack Wilkins
Marrons
One Colton Square
Leicester
LE1 1QH

Particulars of Application

Date of Notification

15 September 2025

Reference No.

25/00871/P3CR

Particulars and location of development:

Notification to determine if prior approval is required for the change of use of two agricultural buildings to two office units (Class E)

8 Wood Lane, Norton Juxta Twycross, Atherstone, Leicestershire CV9 3QB

Information that the developer provided to the local planning authority:

Application Form
Location Plan, drawing no. A-A10-001-A
Existing Site Plan, drawing no. A-E10-002-A
Existing Floor Plan, drawing no. A-E11-001
Existing Elevations, drawing no. A-E12-001
Proposed Site Plan, drawing no. A-P10-001-A
Proposed Floor Plan, drawing no. A-P11-002
Proposed Elevations, drawing no. A-P12-001
Transport Note
Noise Assessment
Phase 1 Contaminated Land 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
 - Location Plan, drawing no. A-A10-001-A
 - Existing Site Plan, drawing no. A-E10-002-A
 - Existing Floor Plan, drawing no. A-E11-001
 - Existing Elevations, drawing no. A-E12-001
 - Proposed Site Plan, drawing no. A-P10-001-A
 - Proposed Floor Plan, drawing no. A-P11-002
 - Proposed Elevations, drawing no. A-P12-001
 - Transport Note
 - Noise Assessment

- Phase 1 Contaminated Land Assessment

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 development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with MAGNA drawing number 25-740-SK02. 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.

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework.

4. The rating level of the noise emitted from Fixed plant and equipment (mechanical and electrical) located at the site shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of other premises/dwellings in the vicinity are protected in accordance with Policy DM7 and Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

5. Notwithstanding the recommendations within the Phase I risk assessment carried out by Castledine Environmental dated 27.07.2025 ref: 4034D P1 LonXThree – Norton-Juxta-Twycross no development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

6. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

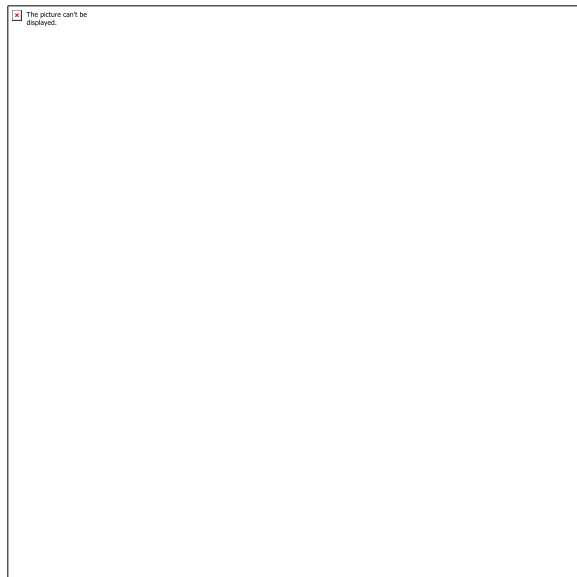
Reason: To ensure that risks from contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

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

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:
 - 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.

- 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 : 10 December 2025__

Christopher Brown MRTPI

Head of Planning