

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL NOT REQUIRED

Name and Address of Applicant

Mr James Baxter
Valley Farm
Tinsel Lane
Wellsborough
Nuneaton
Leicestershire
CV13 6LL

Name and Address of Agent

Andrew Large Surveyors Ltd
The Estate Office
Staunton Harold Hall
Melbourne Road
Ashby de la Zouch
LE65 1RT

Particulars of Application

Date of Notification	Reference No.
20 February 2026	26/00140/AGDO

Particulars and location of development :

Notification to determine if Prior Approval is required for a new access track between farmstead at Valley Farm and Grange Farm

Valley Farm Tinsel Lane Wellsborough Nuneaton Leicestershire

I write further to your recent notification under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of the intention to establish an access track as outlined above.

It is hereby confirmed that the Council's **prior approval is not required.**

You are reminded that the development must be carried out in accordance with the conditions and criteria of Class A, Part 6, Schedule 2 of the General Permitted Development (England) Order 2015 (as amended).



Christopher Brown MRTPI
Head of Planning

Date : 18 March 2026