

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

Hilmarco Ltd
Hilmarco
Thornton Lane
Markfield
Leicestershire
LE67 9RP

Name and Address of Agent (if any)

Mr Andrew Large
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.
03 July 2023	23/00563/P3CR

Particulars and location of development :

Change of use of agricultural building to storage use (B8)

Hilmarco, Thornton Lane, Markfield, Leicestershire

Information that the developer provided to the local planning authority:

- Application form received 03/07/2023
- Site Location Plan received 03/07/2023
- Block Plan received 03/07/2023
- Access Plan received 03/07/2023
- Proposed Access received 08/09/2023
- Existing Visibility received 08/09/2023
- Proposed Visibility received 08/09/2023
- Swept Path Analysis received 08/09/2023

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 (as amended) 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. If this development proceeds under Schedule 2, Part 3, Class R, it must be completed within a period of 3 years starting with the Prior Approval date (given on this Decision Notice).

Reason: For the avoidance of doubt and in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class R, Condition R.3(2).

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Application form received 03/07/2023
- Site Location Plan received 03/07/2023
- Block Plan received 03/07/2023
- Access Plan received 03/07/2023

- Proposed Access received 08/09/2023
- Proposed Visibility received 08/09/2023
- Swept Path Analysis received 08/09/2023

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).

3. The development hereby permitted shall not be brought into use until such time as the parking and turning facilities have been implemented in accordance with Site Location Plan, received on 3 July 2023. Thereafter the onsite parking and turning provision shall be kept available for such use 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 Policies DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Notes

1. The Applicant is advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained.
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.”

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 12 October 2023