



**Pheonix
Projects
Limited**

Head of Planning
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

7 February 2024

Dear Sir

Erection of helicopter hanger, Land at The Lake House, Bosworth Road, Wellsborough CV13 6PB

Please find attached an application seeking the removal of condition 4 on planning permission AV/1135/76 dated 14 October 1976. Accompanying the application are the following documents :

- A 1 : 1,250 scale OS Location Plan;
- Drawing no. 23 14 02 Site Location Plan;
- Drawing no. 24 13 03 Proposed floor plan and front elevation;
- Drawing no. 23 14 04 Proposed elevations;
- Details of the helicopter; and
- The 1APP forms and Ownership Certificate duly completed;

The application fee of £1,734 was paid on-line.

Background to the application

The Lake house stands on the south side of Bosworth Road, Wellsborough between Botany Spinney to the west and Bosworth Water Trust to the east. The house is set back from the road by approximately 100 m and there is a mature hedge along the frontage set back some 6 m behind a grass verge. To the east of the house at a distance of approximately 50 m is a barn which was granted permission in April 2023 (reference 23/00059/FUL) and replaced a set of stables on the same site. It is used to store machinery and equipment to maintain the land within the same ownership.

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The applicant, Mr Phillips, is a keen pilot and has a helicopter which he wishes to house and maintain at the site. It is purely for his own personal use and is not part of a trade or business. To this end the application seeks full planning permission to build a new barn sited adjacent to that granted permission last year to house and maintain it.

The building would be the same length as the existing barn although slightly narrower - at 10 m compared with the 11 m width of the existing barn. The new building would have eaves and ridge heights slightly higher than the existing building - at 4.4 m and 6 m respectively compared with the existing barn of 3.3 m and 4 m. This is necessary as the existing building is not high enough to accommodate the helicopter. The materials of construction would match those in the existing building, namely dark brown profiled sheeting to the walls and roof.

The site lies within the open countryside but is screened to a large extent by the spinney to the west and the hedgerows to the north and east. The site is not subject to any historic or landscape designations and lies within flood zone 1 (low risk).

Planning considerations

The National Planning Policy Framework sets out the presumption in favour of sustainable development and states that development proposals which accord with an up to date development plan should be approved without delay.

The development plan comprises the Local Development Framework Core Strategy adopted in 2009 and the Site Allocations and Development Management Policies (SADMP) adopted in July 2016. The Core Strategy sets out the spatial strategy for the borough although it does not have any policies of specific relevance to this application.

The SADMP includes Policy DM1 which reiterates the presumption in favour of sustainable development set out in the NPPF.

Policy DM4 appears under the heading "*Safeguarding the countryside and settlement separation*" and states :

"To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries".*

The remainder of the policy is not relevant to this application.

The proposed hanger is a modest sized building which is intended for an outdoor sport and recreation and will also allow for the maintenance of the helicopter. Given Civil Aviation Authority rules on proximity to buildings etc this is not a form of development which can be sited within or adjacent to a settlement. The policy allows ancillary buildings to support outdoor sport and recreation and the principle of the development therefore is supported by this policy.

Policy DM10 appears under the heading "*Development and Design*" and requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass design, materials, and architectural features. The proposed building is of modest size and will relate well to the existing building which has the appearance of an agricultural barn. Being set well back from the road it does not appear intrusive in the wider landscape.

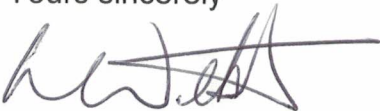
Policy DM10 also seeks appropriate landscaping to ensure new development blends with its surroundings whilst Policy DM6 seeks to enhance biodiversity and echoes advice in the NPPF. In conjunction with the development it is proposed to plant two areas of woodland, one either side of the driveway leading to The Lake House, and behind the hedgerow on the site frontage. These areas are shown on the Site Location Plan.

This woodland would comprise native trees in a belt some 20 m in depth and would have the effect of assisting the linking for wildlife of Botany Spinney to the east with Friezeland Pools Nature Reserve to the north-east. My client is happy to accept a condition on any planning permission requiring the submission and approval of the woodland scheme, and a management plan for its long term maintenance, before development commences.

In summary, the proposal is for the erection of a modest sized building located adjacent to the existing and constructed of materials to match. The site is set back over 100 m from Bosworth Road and is not intrusive in the wider landscape. It is required to house the applicant's helicopter which is used for outdoor sport and recreation and which is a form of development permitted in the open countryside under Policy DM4. The proposed woodland planting will enhance the landscape and will benefit wildlife as well as providing additional screening to the buildings in the medium term.

Please let me know if you require any further information.

Yours sincerely



Laurence Wilbraham