



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Osbaston House Farm
Address Line 1	Lount Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Osbaston
Postcode	CV13 0HR

Description of site location must be completed if postcode is not known:

Easting (x)

441378

Northing (y)

305459

Description

Applicant Details

Name/Company

Title

Mr

First name

Will

Surname

Oliver

Company Name

Cropside Limited

Address

Address line 1

Osbaston House Farm Lount Road

Address line 2

Address line 3

Town/City

Osbaston

County

Leicestershire

Country

Postcode

CV13 0HR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Will

Surname

Oliver

Company Name

Address

Address line 1

Osbaston House Farm

Address line 2

Lount Road

Address line 3

Town/City

Osbaston

County

Country

United Kingdom

Postcode

CV130HR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

☐ Yes

☒ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The proposal is to change the use of an existing agricultural barn into a fitness facility under Class R of the Town and Country Planning (General Permitted Development) Order 2015. The development involves:

-The barn, currently being used for agricultural purposes to converted into a fitness studio under USE CLASS E(d) (indoor sport, recreation or fitness).

-The gym facility will cater to individuals and small groups, providing a space for physical exercise, personal training and fitness classes.

Building modifications:

-Minor internal alterations will be made to accommodate gym equipment, changing rooms, toilets and storage facilities.

-No significant external structural changes are proposed, maintaining the barns rural aesthetic. The will be routine recladding and new doors required which is required currently anyway.

- The barns existing structure will be utilised and any necessary repairs or upgrades will ensure the building meets health and safety and accessibility standards.

Site Access and Parking:

-Existing access to the barn via farm entrance will remain unchanged.

-Adequate parking will be provided.

Sustainability and Local Benefit:

-The proposed development supports rural diversification by repurposing an agricultural building for community benefit.

-The gym will serve the local population, promoting health and well being while maintaining agricultural contractor.

Compliance:

-The proposal will address potential impacts related to traffic, noise and drainage. Appropriate mitigation measures, if necessary, will be implemented by the Local Planning Authority's Guidance.

Please provide details of any transport and highways impacts and how these will be mitigated:

The site already has a glamping and storage business, as well as the dog walking field, so an extra car for personal training or 5 extra cars for a group session will not have an impact.

Please provide details of any noise impacts and how these will be mitigated:

The building will not have any noise impact on the area, but insulation will be provided, to ensure any noise will be mitigated.

Please provide details of any contamination risks and how these will be mitigated:

N/a

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

n/a

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- Oliver

Date

10/12/2024