



**Hinckley & Bosworth
Borough Council**

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The charity uses the site to support and enhance the lives of neurodiverse youths & their families who visit the farm to engage with and look after the animals.

This application seeks to secure a Certificate of Lawful Development to allow an additional ancillary use of part of the existing dwelling house on the property.

The dwelling house is used partially as the residence of the Farm Manager & also as a facility to provide overnight accommodation for families accessing the facilities. At times where the overnight accommodation is not being used by the charity for this purpose, the intention is for the facility to serve as a short term holiday let for other visitors to the farm, with the funds from the let, going to support the charity.

The application is to secure the additional use of the property as an occasional short term holiday let

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing 6.5 acre site, incorporates a residential dwelling house & manège, which has been most recently used for hire as an exercise area for horses.

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The request for the additional use of the building as a short term holiday let, is ancillary to the main purpose of the project.

The existing 6.5 acre site, incorporating a residential dwelling house, manège & agricultural building, is currently used by a local community venture, The Dave Lock Horsepool Foundation, registered charity No1200321.

The charity uses the site to support and enhance the lives of neurodiverse youths & their families who visit the farm to engage with and look after the animals.

The intention is that, when the property isn't used for providing overnight accommodation for families accessing the facilities of the charity, then the property will serve as a short term holiday let for other visitors to the farm. The plan is that funds from the let will go to support the charity.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

0337-A-GA-001 - Location Plan.pdf
0337-A-GA-002 - Block Plan.pdf
0337-A-GA-003 - Site Plan.pdf
0337-A-GA-004 - Existing GF Plan.pdf
0337-A-GA-005 - Existing 1F Plan.pdf
0337-A-GA-006 - Existing Roof Plan.pdf
0337-A-GA-009 - Proposed GF Plan.pdf
0337-A-GA-010 - Proposed 1F Plan.pdf
0337-A-GA-011 - Proposed Roof Plan.pdf
0337-L-GA-007 - Existing East and North Elevations.pdf
0337-L-GA-008 - Existing West and South Elevations.pdf
0337-L-GA-012 - Proposed East and North Elevations.pdf
0337-L-GA-013 - Proposed West and South Elevations.pdf
0337 - Design Access Statement PD.pdf
Mission Statement.docx

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The use of the property as a short term holiday let is ancillary to the main use of the property by the charity. It is anticipated that the property will only occasionally be used as a short term holiday let, as the charity will be using the property for it's stated purpose of providing overnight accommodation for families accessing the facilities.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Whilst the use of the site changes from a commercial equestrian use as a livery stable to a charity- run commercial equestrian use, the application site is still being utilised for a commercial equestrian use. Given the above and based on the limited information provided by the Applicant, the proposed use is not considered to require planning permission in these site-specific circumstances.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed 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

Barnaby Robinson

Date

14/05/2024