

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990
Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr E Surman
G&A Surman
Hoefields Farm
Thurlaston
Leicester
LE9 7TD

Name and Address of Agent (if any)

Mr James Hatherell
Howkins & Harrison LLP
98A Watling Street
Towcester
NN12 6BT

Part I - Particulars of Application

Date of Notification	Reference No.
20 May 2025	25/00502/AGDO

Particulars and location of development:

Notification to determine if Prior Approval is required for the erection of an agricultural building

Land Off Peckleton Lane Desford Leicestershire

Information that the developer provided to the local planning authority:

- Application Form
 - Covering Letter to Application
 - Site Location Plan
 - Site Plan
 - Holding Plan
 - Farm Machinery Photographs
- All submitted 20 May 2025.

Part II - Particulars of decision

I write further to your recent application under of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is refused**.

1. The proposal does not meet the criteria of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development involves the construction of a building located within 25 metres of the metalled part of a classified road. The Applicant has also failed to demonstrate that the development is reasonably necessary for the purposes of agriculture. Therefore, the proposal is not permitted development.

The proposed change of use cannot therefore take place under Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.



Christopher Brown MRTPI
Head of Planning

Date : 16 June 2025