

ERECTION OF REPLACEMENT STABLE AND STORES AND INSTALLATION OF NEW WASTE TREATMENT PLANT AT LODGE FARM, MARKET BOSWORTH ROAD

An application is made to Hinckley and Bosworth Borough Council for the erection of a replacement stable and stores building and the installation of a new waste treatment plant to serve the dwelling at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH.

The Site

The application relates to a traditional rural property located at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH. The property is a two storey dwelling finished in white render with a tiled roof. To the south of the property is a large garden with existing timber stables and stores. The existing structures have reached the end of their life and require upgrading and replacement.

To the west and north of the property is a courtyard of former agricultural buildings which have previously been converted to separate residential properties. Images of the existing dwelling and stables are provided below.





Relevant Planning History:

Planning permission has previously been established for a new vehicular access to serve the dwelling from Market Bosworth Road. This was secured under planning permission 25/00743/FUL.

The Proposal

The proposal includes the following:

1. Replacement stable and store building for private use only.
2. Installation of a new waste treatment plant to serve the existing dwelling. The property currently connects to a shared septic tank located off site.

As referenced above, planning permission has already been established for the formation of a new vehicular access under extant planning permission 25/00743/FUL. The details of which are included on the site plan for information purposes because the planning permission for the new access has not yet been implemented and so it is not yet installed on site. A copy of the approved details are appended to this statement for reference.

Like the extant planning permission the vehicular access is for domestic purposes only to serve the occupants of the dwelling and is not for any commercial or industrial purpose (in accordance with condition 7). The access width is 4m in accordance with condition 3. The visibility splays required under condition 4 are achieved and shown on the submitted plan (i.e. 2.4 metres by 56 metres to the south of the access and vehicular visibility splays of 2.4 metres by 48 metres to the north). There remains ample car parking and turning space within the domestic curtilage of the property.

The Development Plan

The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

- *Core Strategy (2009)*
The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.
- *The Hinckley and Bosworth Site Allocations and Development Management Policies DPD (SADMP)(2016)*

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design. Amongst other things it requires development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.

Policy DM17: Highways and Transportation of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.

Policy DM18: Car Parking of the SADMP seeks to ensure parking provision appropriate to the type and location of the development

Assessment

The proposed stable and store outbuilding are required for purposes which are ancillary to the main dwelling and seek to replace an existing structure used for the same purposes.

The new building is located over the footprint of the existing and has a similar design, character and materials palette. The overall size of the new building has been increased in order to include a workshop and additional storage space. The layout, simplistic design and exterior finish of horizontal timber clad and tiled pitched roof are in keeping with the surrounding built form and rural setting. On approach to the site from

either direction the structure would be largely screened by the existing mature boundary hedgerow with a discernible ancillary relationship to the main house.

The property currently connects to a shared septic tank located off site. The proposals include a new waste treatment plant to enable independent means of foul drainage for the existing dwelling. The treatment plant is underground with a discreet cover and so has no visual impact.

It is concluded the proposal does not cause conflict with adopted development plan policies DM1, DM10, DM17 and DM18 and planning permission can be supported.

APPENDIX 1

Extant planning permission for the vehicular access

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Mr and Mrs G Johnson
Lodge Farm
Market Bosworth Road
Dadlington
Nuneaton
Leicestershire
CV13 6DH

Name and Address of Agent (if any)

Mrs Ellie Jones
MPC
58 Spon Lane Grendon
Nr Atherstone
CV9 2PD

Part I - Particulars of Application

Date of Application	Application No.
30 July 2025	25/00743/FUL

Particulars and location of development :

New vehicular access

Lodge Farm Market Bosworth Road Dadlington Nuneaton Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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

- Site Location Plan (submitted: 11.09.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM10, DM11, DM12 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

3. Prior to the first use of the development hereby permitted, the proposed access shall have a minimum effective width of 2.75 metres. The proposed access shall not exceed 4 metres in width. This access width shall be maintained in perpetuity.

Reason: To ensure that the proposed access meets the minimum requirements of Table 13 of the Leicestershire Highway Design Guide (2024) for a single dwelling in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024), and to ensure that the proposed access is not overengineered in these site-specific circumstances to the detriment of the character of the surrounding area and the designated open countryside, and the character of the Bosworth Battlefield in accordance with Policies DM4, DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to the first use of the development hereby permitted, vehicular visibility splays of 2.4 metres by 56 metres to the south of the access and vehicular visibility splays of 2.4 metres by 48 metres to the north of the access shall be provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

5. Prior to the first use of the development hereby permitted, the access drive (and any turning space) shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

6. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

7. The vehicular access hereby permitted shall only be used for domestic purposes to serve the occupants of the dwelling, Lodge Farm, and for no other purpose. The proposed access shall not be used for any commercial or industrial purposes.

Reason: In the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

8. Upon the first use of the development hereby permitted, no domestic vehicles shall enter the application site via the existing agricultural access to the south of the site.

Reason: In accordance with Page 2 of the Covering Letter (submitted: 15.09.2025) and in the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway, the Applicant must ensure all necessary licences/ permits/ agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
3. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 07 November 2025

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

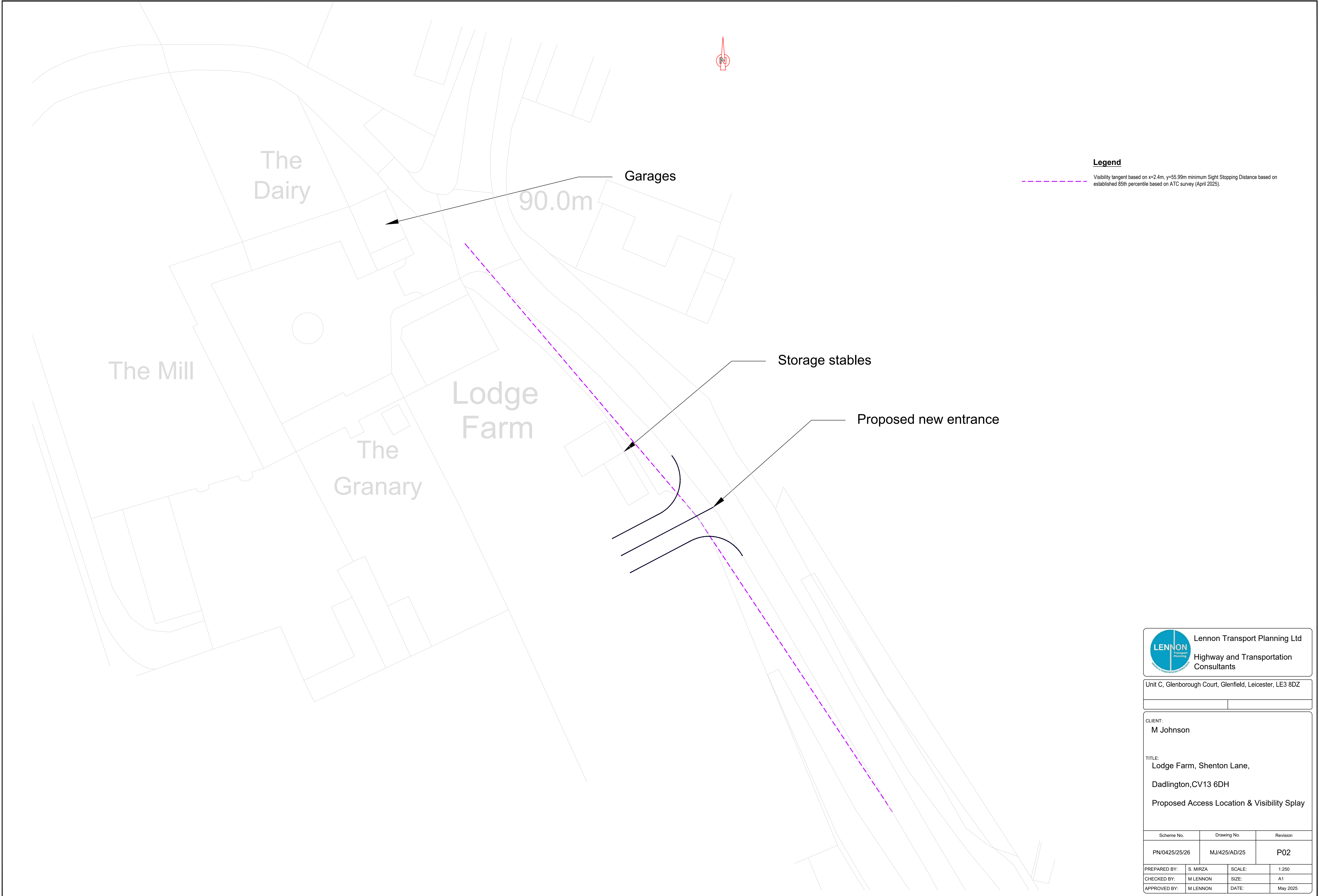
Planning application ref:	25/00743/FUL
Proposal:	New vehicular access
Site Location:	Lodge Farm Market Bosworth Road Dadlington Nuneaton Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk





Lennon Transport Planning Ltd
Highway and Transportation Consultants

Unit C, Glenborough Court, Glenfield, Leicester, LE3 8DZ

CLIENT:
M Johnson

TITLE:
Lodge Farm, Shenton Lane,
Dadlington, CV13 6DH
Proposed Access Location & Visibility Splay

Scheme No.		Drawing No.		Revision	
PN/0425/25/26		MJ/425/AD/25		P02	
PREPARED BY:	S. MIRZA	SCALE:		1:250	
CHECKED BY:	M LENNON	SIZE:		A1	
APPROVED BY:	M LENNON	DATE:		May 2025	