

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL GRANTED

Name and Address of Applicant

Mr Rory Oliver
Home Farm
Upton
Leicestershire
CV13 6JX

Name and Address of Agent (if any)

Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Particulars of Application

Date of Notification

24 November 2025

Reference No.

25/01128/P3CQ

Particulars and location of development :

Notification to determine if Prior Approval is required for the conversion of a single storey cattle shed into 3 x bungalows

Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire

Information that the developer provided to the local planning authority:

Application Form

Site Location, Block Plans,- Barns, Drg No. 25/85 07

Proposed Access Widening, Drg No. 25/85 09

Proposed Curtilage Plan,- Barns, Drg No. 25/85 06

Proposed Site Plan,- Barns, Drg No. 25/85 05

Proposed Elevations, Roof, Floor Plans, Drg No. 25/85 02

Topographical Plan, Drg No. 25655-25-01

Existing Elevations and Section, Barn Drg No. 25665-25-03

Existing Roof Plan, Barn Drg No. 25665-25-02

I write further to your recent application under Class Q 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 required and granted**, subject to the following planning conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location, Block Plans,- Barns, Drg No. 25/85 07
 - Proposed Access Widening, Drg No. 25/85 09
 - Proposed Curtilage Plan,- Barns, Drg No. 25/85 06
 - Proposed Site Plan,- Barns, Drg No. 25/85 05
 - Proposed Elevations, Roof, Floor Plans, Drg No. 25/85 02
 - Topographical Plan, Drg No. 25655-25-01

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. Prior to the installation of the replacement roof, details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof shall be replaced in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown Proposed Access Widening, Drg No. 25/85 09 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan,- Barns, Drg No. 25/85 05. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

5. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. Prior to first occupation of the hereby approved development, a detailed landscaping plan shall be provided to and approved in writing by the local planning authority. The plan shall include details of all hard and soft landscaping and boundary treatments. Thereafter the hard landscaping shall be implemented in accordance with the approved details prior to first occupation of the dwelling to which it relates. The soft landscaping shall be implemented no later than the first planting season following first occupation of the dwelling to which it relates. Thereafter the soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any plants which die, are removed or become seriously damaged or diseased shall be replaced by plants of a similar size and species to those originally planted in the next planting season.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

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. The surface water drainage system for the proposed development should incorporate sustainable

drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test describe in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.

3. No bin collection point has been shown on the submitted plans. Due consideration should be given to waste collection provision. Refuse vehicles will not access the site given that it is located more than 25m from the highway boundary and via a private road. Any bin collection point should be within the site and not within the public highway, nor should it be located within visibility splays. It would be advisable to include an area next to the adopted highway for safe placement of the various containers on collection day. Please ensure there is adequate space on the property to store the waste containers.
4. In relation to Conditions 5 and 6, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
5. Planning permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/> To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Yours faithfully



Christopher Brown MRTPI
Head Of Planning

Date : 6 February 2026