



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
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LE10 0FR

Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

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	Valley Farm
Address Line 1	Tinsel Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Wellsborough
Postcode	CV13 6LL

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

Easting (x)	Northing (y)
437023	301666

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Baxter

Company Name

Address

Address line 1

Valley Farm Tinsel Lane

Address line 2

Address line 3

Town/City

Wellsborough

County

Leicestershire

Country

Postcode

CV13 6LL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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

LE65 1RT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Road

Please indicate whether your proposal involves the following

- ☒ A new road
☐ Alteration of an existing road or highway

Dimensions of the proposed road

Length

276.5

Metres

Width

4.0

Metres

Surface materials of the proposed road

Materials

3/4 inch crushed stone over a teram membrane

Colour

Stone grey

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

462.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

193

Months

1

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The access is required to reduce travelling time between the applicants main farmstead at Valley Farm, Tinsel Lane and Grange Farm, Burton Road. It would also mean the land holding at Grange Farm is accessible via an internal farm track as opposed to on a classified road.

Please note this application follows as an earlier prior notification 22/00642/AGDO approved on 9th August 2022 and 25/00135/AGDO approved on 13th March 2025 for an access road and building respectively.

Please see the attached appeal reference APP/E2205/W/24/3339135 and which provides a useful interpretation of the upper limit of permitted development (Article 3(1) and Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO); in short there is no upper limit for an agricultural access track

The inspectorate stated:

8. Paragraph D.1(2)(a) defines 'ground area' as that which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.

9. The works or structure referred to in A.1.(e)(i) explicitly refer to accommodating livestock or any plant or machinery. The purpose of the private way would not be to accommodate livestock, plant or machinery. It would be to provide access to the buildings and yard.

Notwithstanding the appeal decision¹ put to me by the Council, as there is no direct reference in the GPDO to the 1000 sqm limit applying to a private way/access track, then I do not consider it would be captured within the restrictions set out under A.1.(e)(i). The private way would in any event require prior approval under the terms of A.2.(2)(b) where there is no reference to any restriction on its size.

10. For the above reasons, the proposal would be permitted development with regard to the limitations set out in A.1.(e)(i).

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The access is designed to be 4 metres wide so as to allow access by the largest anticipated agricultural machine

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

☒ Yes

☐ No

What is the height of the proposed development?

0.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

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

Declaration

I/We hereby apply for Prior Approval: Private road for agricultural/forestry 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

Andrew Large Surveyors Ltd

Date

13/02/2026