



**Hinckley & Bosworth  
Borough Council**

planning@hinckley-bosworth.gov.uk  
01455 238141

Hinckley Hub  
Rugby Road  
Hinckley  
Leics  
LE10 0FR

## Application for Planning Permission

### 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

Arable field on the eastern side of Atherstone Road B4116 to the north of Fieldon Bridge near CV9 3NB

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Joseph

Surname

Garland

Company Name

Mythe Farm Ltd

### Address

Address line 1

Mythe Farm

Address line 2

Pinwall Lane, Sheepy Manga

Address line 3

Sheepy Magna

Town/City

Atherstone

County

Country

United Kingdom

Postcode

CV9 3PF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

94.64

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Creation of a field gateway from the highway. Splay width at the roadside of 13.7m, set back 15m from the road to a gateway width into the field of 8.5m. Previously there was a gateway in this location with a dropped kerb, so it is effectively reinstating the gateway. 15.6 m of hedgerow would need to be removed, but 20m would be planted as part of the scheme giving an overall increase.

Currently there is only one gateway off the road to the parcel of land and this is next to a hump back bridge over the river Anker with limited visibility, being dangerous for vehicle movements. We would like to re-open the access to the north to a previous gateway in a safer location with visibility of 120m in both directions in a 40mph zone. The existing gateway needs to be retained as it is the only gateway to get sheep put of the adjoining meadow and onto higher ground when the field floods, should the sheep become trapped.

Currently the land is accessed by another farm access at the end of Pinwall Lane as the existing gateway onto Atherstone road is not safe. However, the access currently used off Pinwall Lane is not a good access for large farm vehicles and is also in different ownership.

Planning permission has been granted for this access already, ref 20/00434/FUL. It has taken a long time to finalise technical drawings so This application is also an application for Technical Details Consent, full details of which are included on the plans.

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

Currently the field is in use for arable crop production. It is a large field and the farm machinery used on the land is also very large. Currently there is a hedge across the location of the old gateway. We would need to remove 15.6m of hedge to recreate the gateway with a splay onto the highway, but an additional 20m would be planted along the new access going into the field.

Is the site currently vacant?

- ☐ Yes  
☒ No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- ☐ Yes  
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes  
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes  
☒ No

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes  
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Currently there is a raised kerb between the highway and the tarmac footpath. There is a hedgerow against the other side of the footpath and soil in the field behind.

**Proposed materials and finishes:**

Existing footway construction to be broken out and removed to tip off site. Flush channel kerb to delineate highway boundary. Approx. 15.6m of existing HB2 kerbs to be broken out and removed to tip off site. Approx. 17no. kerbs (15no. BN & 2no. droppers), Dropper kerbs to tie into existing HB2 kerbing. Approx. 15.6m of existing hedgerow and vegetation to be cut down and grubbed up, 20m of hedgerow to be planted with sheep fencing and barbed wire. Tarmac construction for 15m to the rear of the highway boundary. 4.2m galvanised metal field gates to be used. Surface course only reinstatement across full width of carriageway. 40mm SMA 10 surf 40/60 Existing road markings to diag. 1004.1 & 1012.1 to be reinstated following any carriageway resurfacing Full details are on the plan.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

SA45988-BRY-ST-PL-C-0002 REV B - Construction Details  
SA45988-BRY-ST-PL-C-0001 REV C - General Arrangement (002)  
Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

SA45988-BRY-ST-PL-C-0002 REV B - Construction Details  
SA45988-BRY-ST-PL-C-0001 REV C - General Arrangement (002)  
01 Design and Access Statement

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes  
☒ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes  
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system  
☒ Existing water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Not applicable to this application for a vehicular access only.

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

### Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

### Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ 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

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

04/05/2020

Details of the pre-application advice received

The same application was previously approved but expired earlier this month due to the time it took to agree technical drawings with highways and get the final contractors quote. Ref 20/00434/FUL.

Hi,

Unfortunately we do not hold that information but may I suggest you try LCC's Highway Design Guide  
<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2019/2/6/Part-3-design-guidance.pdf>

Kind regards

Sonia Guttridge  
Development Services

From: Joanna Garland [mailto:[joannag@garlandsleisure.co.uk](mailto:joannag@garlandsleisure.co.uk)]  
Sent: 04 May 2020 15:02  
To: Sonia Guttridge  
Subject: RE: Moving A Field Gateway - New Application Preliminary Enquiries

Hi Sonia,  
Thank you for coming back to me. Please can you tell me what splay you require at the road side, or direct me to a diagram? I'd like to get the plans spot on before submitting the application if possible.

Many thanks. I look forward to hearing from you.

Kind regards,

Joanna Garlands BSc (Hons) MRICS

From: Sonia Guttridge  
Sent: 04 May 2020 14:37  
To: Joanna Garland  
Subject: RE: Moving A Field Gateway - New Application Preliminary Enquiries

Good afternoon,  
Thank you for your email.

This would require a full application, which can be done via the planning portal at:-  
[www.planningportal.co.uk](http://www.planningportal.co.uk)

As part of the application we would consult Highways. They would normally expect the gate to be 11metres from the highway.

Kind regards

Sonia Guttridge  
Development Services

From: Joanna Garland [mailto:[joannag@garlandsleisure.co.uk](mailto:joannag@garlandsleisure.co.uk)]  
Sent: 30 April 2020 16:49  
To: Planning Folder  
Cc: Joe Garland  
Subject: Moving A Field Gateway - New Application Preliminary Enquiries

Good afternoon,

I need to submit an application to move a field gateway on Sheepy Road between Sheepy Magna and Atherstone.

Currently there is only one gateway off the road to the parcel of land and this is next to a hump back bridge over the river Anker with limited visibility. The current gate location is at <https://what3words.com/blockage.ghosts.passwords> and we would like to move it to the north to position <https://what3words.com/always.clockwork.struggle>. The new gate location has visibility of 120m in both directions and is in a 40mph

zone.

Currently the land is accessed by another farm access at the end of Pinwall Lane at <https://what3words.com/grumbling.watching.goodness> as the existing gateway onto Atherstone road is not safe. However, the access currently used off Pinwall Lane is not a good access for large farm vehicles and is also in different ownership.

Please can you tell me what form I need to complete for a field gateway planning application? It is an access to an arable field Please can you confirm if you require the gate to be set back from the road? Ideally the gate would be 8.5m wide.

Please can you tell me if you would like us to invite highways to come and have a look before submitting the application?

Many thanks. I look forward to hearing from you.

Kind regards,

Joanna Garlands BSc (Hons) MRICS

## 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

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes  
☒ No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr & Mrs

First Name

Joseph

Surname

Garland

Declaration Date

12/09/2023

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission 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

Joanna Garland

Date

12/09/2023