

Delegated Report

Planning Ref: 26/00292/FUL
Applicant: Mr Andrew Pickup
Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Site: Linton Farm, Merrylees Road, Thornton

Proposal: Erection of a covered manure store

1. Recommendations

- 1.1. **Grant planning permission** subject to:
- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application proposal is for the erection of a covered manure store, located in situ of an existing uncovered manure store. The development will consist of an open sided store with a goose grey box profile sheeting roof, located adjacent to a large agricultural building.

3. Description of the site and surrounding area

- 3.1. The site comprises forms part of Linton Farm, which is a large complex consisting of various agricultural units and arable fields. The site has had a number of recent permissions for a two cattle sheds, alongside a new concrete yard.
- 3.2. The development site under this current proposal is located to the rear of an existing large agricultural unit, and in situ of an existing manure store.
- 3.3. The site is located within the countryside and is outside of any defined settlement boundaries.

4. Relevant planning history

There is an extensive planning history on the site which will not be repeated here for brevity, however below are the most relevant former planning applications:

26/00291/AGDO

Notification to determine if prior approval is required for the erection of two cattle sheds.

General Development Order
13/05/2026

26/00275/AGDO

Notification to determine if prior approval is required for a concrete farmyard

General Development Order
15/04/2026

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. No comments were received.

6. Consultation

- 6.1. The Friends of Charnwood Forest: No comments were received.
- 6.2. Bagworth and Thornton Parish Council: No comments were received.

- 6.3. National Forest Company: No comments to make.
- 6.4. Health and Safety Executive: No comments to make.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The application site is located outside of the defined settlement boundary and is therefore classified as being located within the countryside. The key issues in respect of this application therefore are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Ecology

Principle of development

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) July 2021) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

8.3. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and states that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).

8.4. The site is not located within a defined settlement boundary. Therefore, the site lies within the countryside and Policy DM4 of the SADMP is applicable. Policy DM4

states that that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes, and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments; or
- e) It relates to the provision of accommodation for a rural worker

8.5. Policy DM4 of the SADMP also requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.

8.6. The application proposal is for a covered manure store. The site operates as an agricultural holding, with a large and expanding cattle herd located at the site. The development is not considered to fall within the criteria outlined within Policy DM4 of the SADMP; however, when considering the operations of the site, the nature of the proposal and the location, it is considered that in principle the development is acceptable, and would be expected within an agricultural unit of this size – subject to satisfying the materials planning considerations outlined in this report.

Design and impact upon the character of the area

8.7. The development consists of a pitched unit, covering the existing open air manure store. The development is located centrally to the site, and directly behind a large existing agricultural building. The development itself would be of an acceptable design and would not be out of place in the agricultural and rural setting.

8.8. The development is also located as such to not be visible from public vantage points and as such would have no impact on the character of the area.

8.9. The application is therefore fully in compliance with Policies DM4 and DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

8.10. The development is a covered manure store, located to the rear of an existing agricultural building, and in situ of an existing open air manure store. The development by way of location and distance from neighbouring residents, would have no impact on neighbouring residential amenity, in terms of loss of light, loss of privacy, overbearing impacts or noise/odour impacts.

8.11. The development is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

8.12. The development of the covered manure store, is sited in the location of the existing uncovered manure store. The development would not impede on any off-street car

parking provision at the site, nor would it have any impact on the local highway network, or highway safety.

- 8.13. As such the development is considered to be in accordance with Policies DM17 and DM18 of the adopted SADMP.

Ecology

- 8.14. Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.15. The development proposes a covered manure store, in situ of the existing manure store, sited in the same location and footprint. The store, shown within the Design and Access Statement evidences that the existing store is located on an area of hardstanding and supported by a low-level concrete wall. The development would therefore be immune from mandatory Biodiversity Net Gain under the de minimis exemption.
- 8.16. The development is considered to be in general accordance with Policy DM6 of the SADMP.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined at the end of this report
- 11.2 **Conditions and Reasons / Reasons**

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, as follows:

- Existing, Proposed Floor Plans, Elevations, Proposed Site Plan
- Existing Site Plan - Block, Site Location Plan

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).

3. The materials to be used on the hereby approved covered manure store shall match that described within the submitted application form, as part of this planning application.

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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.