

Sullivan Archer
Hinckley and Bosworth Borough Council

Date: 5 August 2025
My Ref: 25/00701/OUT
Contact: Harry Thornley
Phone:
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/00701/OUT

LCC Reference Number: 25/00701/OUT

Applicant:

Description of Application:

Outline planning permission for 2 self-build homes (All matters reserved except for access)

Location of Application:

Land North Of Nailstone Road Barton In The Beans Nuneaton Leicestershire

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority, comments as follows;

The development site is located within a minerals safeguarding area for sand and gravel as set out in the adopted Leicestershire Minerals and Waste Local Plan 2019-2031 (LMWLP). Policy M11: Safeguarding of Mineral Resources of the LMWLP therefore applies. The policy seeks to protect minerals from permanent sterilisation by other development. Where development proposals are located in a mineral safeguarding area, the policy requires the submission of a Mineral Resource Assessment. The Mineral Planning Authority notes the scale and nature of the proposed development, and given the close proximity of the proposed development to existing residential dwellings, in this instance, the MPA does not consider that prior extraction of minerals would be either practicable or viable. Under those circumstances, the Mineral Planning Authority has no objections to the proposals in respect of Policy M11 of the LMWLP.

In regards to the safeguarding of waste, there are no safeguarded waste sites within the locality of the proposed development site, and therefore the Waste Planning Authority has no objections to the proposals detailed above.

Chief Executives Department

Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Zafar Saleem, LLB, LLM, Assistant Chief Executive
www.leicestershire.gov.uk

If you have any questions, or would like to discuss any of the above further, please do not hesitate to contact me.

Yours Sincerely,

Harry Thornley
Planning Officer