

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

C/O Agent

Name and Address of Agent (if any)

Mr Trevor Wells
Wells McFarlane
Eden House
8 St. John's Business Park
Rugby Road
Lutterworth
Leicestershire
LE17 4HB

Part I - Particulars of Application

Date of Notification

9 September 2025

Reference No.

25/00844/AGDO

Particulars and location of development:

Application to determine if prior approval is required for the creation of a new road

Kirkby Lodge Farm Bosworth Road Kirkby Mallory Leicester Leicestershire

Information that the developer provided to the local planning authority:

- Application Form;
 - Site Location Plan – Track Location;
As submitted to the Local Planning Authority on the 9th September 2025.
-

Part II - Particulars of decision

I write further to your recent application under of Part 6 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 refused.**

The proposal does not meet the criteria of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development involves the construction of a track located within 25 metres of the metalled part of a classified road. Therefore, the proposal is not permitted development.

The proposed change of use cannot therefore take place under Schedule 2, Part 6, of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.



Christopher Brown MRTPI
Head of Planning

Date : 7 October 2025