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Sullivan Archer
Planning Department
Hinckley & Bosworth BC
Hinckley Hub, Rugby Road
Hinckley. LE10 0FR

Dear Sullivan Archer,

Re: Full Planning Application Submission for Barn Conversion at Little Mulberry, Upton Lane, Stoke Golding, Nuneaton, Leicestershire CV13 6EU – Condition 2: Agricultural Tie Prior Approval for Conversion of Barn to Dwelling House. 23/01180/P3CQ

I am writing in connection with the full planning application submission for the barn conversion at Little Mulberry, Upton lane, Stoke Golding, for which we have previously obtained prior approval under Class Q (Ref: 23/01180). As part of this prior approval, Condition 2 imposed an agricultural occupancy tie on the converted dwelling.

It is important to clarify the context in which this agricultural tie was imposed. The condition was applied primarily due to the ongoing agricultural use of the adjacent land. However, this tie was not imposed as a result of an application for an agricultural worker's cottage or any necessity for a worker to be permanently on-site to manage the agricultural activities.

Given that the agricultural tie is linked specifically to the presence of active farming adjacent to the conversion site, I wish to highlight that if the adjacent agricultural activities were to cease in the future, it should be reasonable and justifiable to request the removal of the agricultural tie. The agricultural tie is not inherently necessary for the barn conversion itself, but rather a reflection of the existing farming operations nearby.

I would appreciate it if this explanation could be noted with the application, and correspondence be acknowledged with a response to this letter from the planning officer and filed on the planning system as part of the full planning application process. This will help to ensure that the context and reasoning behind the imposition of the agricultural tie are clear, particularly in the event that circumstances change in the future.

Thank you for your attention to this matter. I look forward to your acknowledgment of this correspondence and to your continued assistance with the processing of our planning application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "PL", is written over a light blue rectangular background.

Paul Lyon MCIAT, Bsc Hons
LiteBox Architecture