

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mr Will Oliver
Cropside Limited
Osbaston House Farm Lount Road
Osbaston
Leicestershire
CV13 0HR

Name and Address of Agent (if any)

Mr Will Oliver
Osbaston House Farm
Lount Road
Osbaston
CV130HR

Particulars of Application

Date of Notification

10 December 2024

Reference No.

24/01122/P3CR

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of an existing agricultural barn into a fitness facility (Class E)

Osbaston House Farm Lount Road Osbaston Nuneaton Leicestershire

Information that the developer provided to the local planning authority:

- Application Form received 10 December 2024
 - Site Plan received 6 May 2025
 - Parking Plan OSBAST-PS25-1 received 22 April 2025
 - Access Details IP/AHO/04 received 31 January 2025
 - Class Schedule received 21 May 2025
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I write further to your recent application under Class R of Part 3 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 required and granted subject to the following conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Plan received 6 May 2025
 - Parking Plan OSBAST-PS25-1 received 22 April 2025
 - Access Details IP/AHO/04 received 31 January 2025
 - Class Schedule received 21 May 2025

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).

2. The development shall not commence until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development first comes into use.

Reason: To ensure that the proposed use does not become a source of disturbance to nearby residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Parking Plan drawing number OSBAST-PS25-1. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

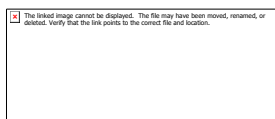
Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

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 building.control@blaby.gov.uk or call 0116 272 7533.
2. For the purposes of the Use Classes Order and the General Permitted Development Order (2015), after a site has changed use under Class R the site is to be treated as having a sui generis use (GPDO, Schedule 2, Part 3, Class R, Condition R.2(b)).
3. The applicant is reminded of the following Schedule 2, Part 3, Class R, R.3 Conditions which apply to the development:

(3) Where, in relation to a particular development under Class R of the type described in paragraph R.3(1)(b), planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.

(4) For the purposes of sub-paragraph (3), "associated operational development" means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.



Christopher Brown MRTPI
Head of Planning

Date : 11 June 2025