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Sent: 28 October 2025 17:15:55 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Comments for Planning Application 25/00957/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/10/2025 5:15 PM from Mr Nigel Palmer Market Bosworth Society.

Application Summary

Address:	Gatehouse Lodges Cadeby Lane Cadeby Leicestershire
Proposal:	To remove "tents only" restriction and change occupancy of no.8 pit long term lets (retrospective)
Case Officer:	Ashleigh Gade

[Click for further information](#)

Customer Details

Name:	Mr Nigel Palmer Market Bosworth Society
Email:	nigel_palmer.MBS@btinternet.com
Address:	c/o 29 Warwick Lane Market Bosworth Nuneaton Leicestershire

Comments Details

Commenter Type:	Other
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Market Bosworth Society is extremely concerned about the breaches of planning conditions which are taking place at this location. Under Related Cases are details of the original application for change of use. The application was made on 21 September 2023 under Application No. 23/00927/FUL. Condition

8 is quite clear.

- Condition 8 The pitches, hereby approved, shall be for holiday purposes only, with pitch 1, 2 and 3 being strictly for tents only. The pitches shall not be used as the sole or main residence of the occupiers; no person shall occupy any pitch for a period exceeding four weeks within a 12-month period. Furthermore, no person shall occupy any pitch within a period of two weeks following the end of a previous period of occupation by that same person. The owners/operators of the camp site shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification.

However, in the supporting documentation BOSWORTH CARAVAN PARK HOUSING NEED TECHNICAL NOTE section 1.5 states, "At the time of writing the applicant has submitted information showing 18 long term tenants on the site, some of whom have been residing there permanently since 2022 which illustrates the settled nature of those living long-term on the site and reflecting the fact that several work locally."

It appears that long term lets were in place prior to the application for lets being granted. Not only that, once the application was granted no attempt has been made to comply with condition 8. Whilst we were unable to find a licence for long term lets they have been granted, nonetheless. This is a most serious breach of planning and should be dealt with accordingly.

We are also at a loss to understand how the conversion of one tent pitch to a long term let will reconcile the breach of planning when there are 17 other pitches being used incorrectly. Having looked at the Related Cases, we cannot see any application to amend the conditions applied to previous applications. It appears that long term lets have been agreed in full knowledge that the Grant of Planning has been breached.

This is a wholly unacceptable situation and one which must be addressed by following the process for the breach of planning.

We would not wish to see a permanent site created due to the proximity the site enjoys to the Market Bosworth Country Park and the location on an important and sensitive approach to the Market Bosworth conservation Area. There has been anecdotal evidence locally that there have been breaches of Condition 8, but it is only now that the Technical Note has been published that the true facts are known.

We are not experts but understand that facilities for long term lets are considerably different to holiday lets. Mains water supply and sewage management are two which come to mind. The site is accessed via Cadeby Lane a narrow and winding country lane which has no footpath. Negotiating the lane on foot is hazardous if

not dangerous and most residents of Cadeby and Market Bosworth do not walk that lane.

Simply that there have been applications for long term lets does not evidence a need but that of choice. Leicestershire has ample facilities for long term lets and the emerging Local Plan confirms that to be the case. Market Bosworth is a tourist destination, and these pitches should be used to support that demand and not a fictitious demand for long term lets.

For these reasons, the Market Bosworth Society objects most strongly to this application.

Kind regards