

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q 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 T Knapp
Brooklands Farm
Lutterworth Road
Burbage
Leicestershire
LE10 3AH

Name and Address of Agent (if any)

Mr Lee Ward
Hayward Architects
Ground Floor
19 Station Road
Hinckley
LE10 1AW

Particulars of Application

Date of Notification	Reference No.
30 June 2026	26/00604/P3CQ

Particulars and location of development :

Notification to determine if prior approval is required for the conversion of agricultural buildings to form 1 bed 1 person dwelling.

Brooklands Farm Lutterworth Road Burbage Hinckley Leicestershire

Information that the developer provided to the local planning authority:

- Application Form
- As Proposed – Class Q
- Site Location Plan (25 125 22A)
- Structural Survey (Issue 3)
- 25 125 Class Q Statement – Merged
- 25 125 03 – Structure 1 – As Existing
- 25 125 04 – Structure 2 – As Existing
- 25 125 05 – Structure 3 – As Existing
- 25 125 06 – Structure 4 – As Existing
- 25 125 07 – Site Plan – As Existing

I write further to your recent application under Class Q 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 received by the Local Planning Authority as follows:
 - As Proposed – Class Q (submitted: 30.06.2026)
 - Site Location Plan (25 125 22A) (submitted: 05.08.2026)

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. Prior to the first occupation of the development hereby permitted, the access drive (and any turning space) shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Prior to the first occupation of the development hereby permitted, one vehicular parking space and any necessary associated turning facilities shall be provided within the site. Thereafter the onsite parking (and turning) provision shall be kept available for such uses 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 Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The conversion of the existing agricultural buildings into a dwellinghouse hereby permitted shall be undertaken in accordance with the details contained in the Schedule of Works detailed at Appendix B of the Structural Survey (Issue 3) (submitted: 03.09.2026).

Reason: To ensure that the development complies with the limitations of Paragraph Q.1(j) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended.)

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

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. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.
3. The proposals show that the Applicant may need to remove a section of grassed highway verge. Whilst this may be acceptable there may be statutory undertaker apparatus located within the verge/footway fronting the site; the Applicant will need to undertake surveys and potentially works to relocate these services. Any additional cost that arises because of this work would be entirely at the Applicant's expense.
4. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere.
5. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.
6. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway and do not travel along, nor collect from private roads or driveways. Please refer to the policies within the Wheeled Bin and Container Policy. It would be advisable to include an area near the roadside for the safe placement of the various containers on collection day. This will then keep the access clear to allow vehicular access. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.

C. Brown.

Date : 7 October 2026

Christopher Brown MRTPI

Assistant Director Planning & Regeneration

