

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

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr William Naylor
Naylors
12 The Square
Market Harborough
Leicestershire
LE16 7PA

Name and Address of Agent (if any)

Mr Chris Ball
19 Station Road
Hinckley
LE10 1AW

Part I - Particulars of Application

Date of Notification	Reference No.
28 April 2025	25/00431/P3CR

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of an agricultural building to a Use Class B2 use

Fox Covert Farm Main Street Congerstone Nuneaton Leicestershire**Information that the developer provided to the local planning authority:**

• Application Form	(submitted: 28.04.2025)
• Automatic Traffic Count (17655)	(submitted: 20.01.2026)
• Existing Plans and Elevations Drg No: 103B	(submitted: 28.04.2025)
• General Arrangement Plan (P05)	(submitted: 07.07.2026)
• Noise Impact Assessment (A453CN)	(submitted: 12.08.2026)
• Proposed Site Access (P03)	(submitted: 28.04.2025)
• Proposed Site Plan (102B)	(submitted: 26.09.2025)
• Transport Technical Note	(submitted: 26.09.2025)
• Swept Path Analysis (25-03) (P02)	(submitted: 23.07.2026)
• Visibility Calculations (002)	(submitted: 20.01.2026)

Part II - Particulars of decision

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 refused**.

Development has commenced prior to receipt from the Local Planning Authority of a written notice giving their prior approval. The development would therefore not comply with Paragraph W(11)(b) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015

The proposed change of use cannot therefore take place under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior approval is refused.

C. Brown.

Christopher Brown MRTPI
Assistant Director Planning & Regeneration

Date : 17 September 2026