



**Hinckley & Bosworth
Borough Council**

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Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Poplar Farm
Address Line 1	Sheepy Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Sibson
Postcode	CV13 6LE

Description of site location must be completed if postcode is not known:

Easting (x)

435096

Northing (y)

300924

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Blood

Company Name

EW Blood and Sons Ltd

Address

Address line 1

Poplar Farm Sheepy Road

Address line 2

Address line 3

Town/City

Sibson

County

Leicestershire

Country

Postcode

CV13 6LE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

☐ Yes

☒ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Proposed change of use from agricultural buildings with limited access for agricultural machinery to 3 commercial units.

Please provide details of any transport and highways impacts and how these will be mitigated:

We expect there to be minimal impact on transport and highways. There will be a reduction in farm related traffic ,as the buildings will no longer be serviced by feed/delivery lorries and tractors.

An application has also been submitted for a farm track between Poplars farm and Manor farm, which will greatly reduce the level of farm traffic through Sibson.

There will also be generous on-site parking. There is a large yard area for the unloading of deliveries, with turning areas for HGVs. At the entrance to the site, there is a good visibility splay for traffic onto the Sheepy road, which is in the 30 mph speed limit. The road side hedges are regularly trimmed to aid visibility of the Sheepy road .

Please provide details of any noise impacts and how these will be mitigated:

The proposed change of use to commercial units is considered low to moderate in noise generation. The development does not include heavy industrial processes or external plant equipment.

Noise associated with the development will primarily relate to vehicle movements and occasional loading activity. These activities will be limited to standard daytime business hours.

Operational restrictions will be secured by condition to ensure no significant adverse impact on residential amenity in accordance with national and local planning policy.

Please provide details of any contamination risks and how these will be mitigated:

The site has historically been in agricultural use comprising storage buildings and associated yard areas.

Given the limited intensity of historic use and the absence of known industrial processes, the risk of significant contamination is considered low. The buildings included in this application have not been used for the storage of fuel, fertilizer or pesticides . There is no history of sheep dip on the farm. There buildings do not contain any asbestos in their structure. The concrete floors and associated yards are intact and in good condition.

The development will ensure the land is suitable for its proposed commercial use and will not pose unacceptable risks to human health or controlled waters.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

This Flood Risk Statement has been prepared to support the proposed change of use from agricultural use to commercial letting units. The proposal involves a change of use only, with no significant alterations to the building footprint or ground levels.

The site is located within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning.

Flood Zone 1: Low probability of flooding

Flood Zone 2: Medium probability of flooding

Flood Zone 3: High probability of flooding

The proposal is for a change of use only, from agricultural to commercial lets. The development:

Does not increase the building footprint

Does not involve new residential use

Does not increase vulnerability beyond the existing built form

Does not obstruct flood flows or reduce floodplain storage

As such, the development will not increase flood risk on or off site.

Existing drainage arrangements will be retained. The change of use will not significantly increase impermeable areas or surface water runoff.

No additional hardstanding is proposed.

Where appropriate, the following measures will be incorporated:

Commercial uses compatible with the site's flood risk classification

Flood-resilient construction where minor internal alterations are required

Safe access and egress during flood events

The proposed change of use from agricultural to commercial lets is considered acceptable in flood risk terms. The development:

Is appropriate for its flood zone

Will not increase flood risk elsewhere

Complies with national and local planning policy relating to flood risk

It is therefore concluded that the proposal can proceed safely without the need for a full Flood Risk Assessment.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Peter Blood

Date

03/03/2026