

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990
The Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr Adam Preston
Manor Hill Farmers
Manor Hill Farm
Leicester Lane
Desford
Leicestershire
LE9 9JJ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Notification	Reference No.
19 May 2025	25/00498/AGDO

Particulars and location of development :

Notification to determine if prior approval is required for agricultural store

Holywell Farm Cottage, Desford Lane, Ratby, Leicestershire, LE6 0LF

Information that the developer provided to the local planning authority:

- Application Form (submitted: 19.05.2025)
- Site Location Plan (submitted: 19.05.2025)

Part II - Particulars of decision

I write further to your recent application under Class A of Part 6 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**.

1. The siting of the proposed building is not well related to the existing built form, by virtue of its scale and siting it would not assimilate well into its surroundings and would be viewed as a somewhat isolated structure in the open countryside causing harm to its intrinsic character.

The proposed change of use cannot therefore take place under Schedule 2, Part 6, of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.

Note to applicant:

You are advised that whilst this application is unacceptable, a building of this scale and design is more likely to be acceptable if it is sited within or adjacent to the existing farm yard.



Christopher Brown MRTPI
Head of Planning

Date : 13 June 2025