

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 Carl Tranter
Urbane Management LLP
8 Sanvey Mill
1 Junior Street
Leicester
LE1 4QB

Name and Address of Agent (if any)

Mr Carl Tranter
31 Hinckley Road
Leicester Forest East
LE3 3GL

Particulars of Application

Date of Notification

13 April 2026

Reference No.

26/00342/P3CQ

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of an agricultural building to one dwelling house (Use Class C3) and associated works

Craigmore Farm Merrylees Road Newbold Heath Newbold Verdon Leicestershire

Information that the developer provided to the local planning authority:

Application Form
Site Location Plan, Drg No.TQRQM26102213035677
Existing, Proposed Floor Plan, Elevations, Drg No. 342 10
Block Plan, Drg No.TQRQM26102220024943
Class Q Conversion of Agricultural Building to a Single Dwellinghouse (Supporting Document)

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 planning conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Location Plan, Drg No.TQRQM26102213035677
 - Block Plan, Drg No.TQRQM26102220024943
 - Existing, Proposed Floor Plan, Elevations, Drg No. 342 10

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. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to first occupation of any of the dwellings hereby approved, a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, shall be submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or are seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

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

NOTES TO APPLICANT :-

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. In relation to conditions 2 and 3 advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
3. According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.
4. Surfacing which in accordance with Table 13 of the Leicestershire Highway Design Guide (LHDG) available at:

<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/developments-served-private-drives-and-areas> .

Gates should be set back a minimum of 5m from the highway boundary. Where an access is to be gated, the gates should be set back 5m where they open inward and 6m where they open outwards. This is to ensure that the public highway (particularly areas used by pedestrians) is not obstructed if a vehicle is waiting at the access in front of the gates.

<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/developments-served-private-drives-and-areas>



Christopher Brown MRTPI
Head of Planning

Date : 8 June 2026