

Delegated Report

Planning Ref: 25/01150/FUL

Applicant: Miss Sarah Fall

Ward: Newbold Verdon With Desford & Peckleton

Site: Land Adj. 6 Hunts Close, Botcheston



Hinckley & Bosworth
Borough Council

Proposal: Erection of three poly tunnels and storage barn

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application proposes the erection of three polytunnels and a storage barn to an agricultural field.

3. Description of the site and surrounding area

- 3.1. The application site comprises an agricultural field forming part of a small-scale farming cooperative and used for the growing of organic crops.
- 3.2. The site is located in open countryside to the east of Markfield Lane, with houses fronting Markfield Lane.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No comments received.

6. Consultation

- Desford Parish Council: No comments received
- HBBC Pollution: No objection
- LCC Ecology: No objection, subject to CEMP & HMMP Conditions and Informatives for nesting birds and external lighting

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

- Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
- Principle of Development
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety
 - Impact upon ecology and biodiversity

Principle of Development

- 8.1 The proposal is to support and enhance the function and operation of an existing agricultural farm, and therefore significant weight is given to supporting the development of this land-based agricultural use, in accordance with policies DM1 and DM4 of the adopted SADMP NPPF.

Design and impact upon the character of the area

- 8.2 The site comprises an agricultural field to the rear of separate fields fronting Markfield Lane. The proposed three poly tunnels and barn would be sited to the very northern part of the field and a significant distance from the public highway at Markfield Lane approx. 200m away and public right of way northeast of the site approx. 150m away.
- 8.3 The three poly tunnels would be 3m in height and 20m in length and barn would have a floor area of approx. 200sqm and height of 3.5m. Given the overall modest scope and scale of the proposal and distance from public vantage points, the proposal is not considered to have any adverse harm in terms of visual amenity. In addition, the overall design and visual appearance of the structures is considered typical in a countryside and agricultural setting.
- 8.4 The proposal is therefore considered to accord with SADMP Policies DM4 and DM10 and the NPPF with regard to design and visual impact.

Impact upon neighbouring residential amenity

- 8.5 The proposed structures would be sited a significant distance away from residential properties to the south. Therefore, the proposal would not result in any adverse harm to neighbouring amenity in all respects.
- 8.6 The proposal is therefore considered to accord with SADMP Policy DM10 and the NPPF with regard to design and visual impact.

Impact upon highway safety

- 8.7 The site is a small-scale farming cooperative and is accessed by foot. Part of the barn will be used to store a tractor. However, the tractor is solely for farming purposes within the field and not for transportation purposes to and from the site.

- 8.8 The proposal is therefore considered to accord with SADMP Policies DM17 and DM18 and the NPPF with regard to transportation, highways safety and parking.

Impact upon Ecology and Biodiversity

- 8.9 A Preliminary Ecological Assessment and Biodiversity Net Gain Assessment completed by Cossa Ecology in May 2026 has been submitted with the application.
- 8.10 LCC Ecology reviewed submitted information, which is accepted, and raise no objection to the proposal, subject to the addition of conditions for a Construction Environment Management Plan (CEMP) and Habitat Monitoring and Management Plan (HMMP). In addition, informatives in relation to nesting birds and external lighting are also recommended.
- 8.11 Subject to the inclusion of the recommended conditions and informative notes, the proposal is considered to accord with SADMP Policy DM6 and the NPPF with regard to ecology and biodiversity.

9. Equality implications

- 9.1 **Where No Known Implications** Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- The Planning conditions outlined at the end of this report

11.1 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Proposed Plans and Elevations, received 20 April 2026

Site Location Plan, received 25 June 2026

Block Plan, received 25 June 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).

3. The materials to be used on the proposed development shall accord with the information submitted within the application documentation.

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

4. No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

- a) Identification of potentially damaging construction activities on hedgerows and trees;
- b) practical measures and sensitive working practices to avoid or reduce impacts during construction on amphibians, reptiles, birds and hedgehogs;
- c) timing of works to avoid harm to nesting birds;
- d) responsible persons for overseeing sensitive works; and
- e) use of protective fencing where required to safeguard hedges and trees.

The approved CEMP shall be adhered to and implemented throughout the construction period of each phase, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

5. The development shall not commence until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving aims and objectives
- e) Preparation of a works schedule, including annual works schedule;

- f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
- g) Details of the persons responsible for the implementation and monitoring;
- h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain.

Reason: To enhance biodiversity and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

11.2 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
3. Artificial lighting may lead to an increase in disturbance to bat foraging and commuting routes therefore, it is recommended a low impact lighting strategy will be adopted for the site. A detailed lighting scheme is recommended to be approved by a licensed bat ecologist following best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023).