



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

**Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use**

**The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6**

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	Hoo Hills Farm
Address Line 1	Bosworth Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Wellsborough
Postcode	CV13 6PA

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

Easting (x)	Northing (y)
437188	303370

Description

Applicant Details

Name/Company

Title

First name

H

Surname

Milner

Company Name

Address

Address line 1

Hoo Hills Farm Bosworth Road

Address line 2

Address line 3

Town/City

Wellsborough

County

Leicestershire

Country

Postcode

CV13 6PA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Martin

Surname

Sansom

Company Name

Sansom hamilton

Address

Address line 1

The Estate Office

Address line 2

Barns Heath Farm

Address line 3

Appleby Magna

Town/City

Swadlincote

County

Country

Postcode

De12 7AJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Portal frame agricultural building for crop and machinery storage

Please state the dimensions of the building

Length

30.48

metres

Height to eaves

8

metres

Breadth

30.48

metres

Height to ridge

12

metres

Please describe the walls and the roof materials and colours

Walls

Materials

green box profile sheet and concrete panels

External colour

green

Roof

Materials

External colour

fibre cement

grey

Has an agricultural building been constructed on this unit within the last two years?

☐ Yes

☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

☐ Yes

☒ No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

☐ Yes

☒ No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☐ Yes

☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

182.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The applicant runs a successful farming business over 4 blocks of land and since the last agricultural building provided in 2021 a further 236 acres of land have been purchased at Appleby Magna. Following the purchase of this land the Newton Burgoland holding does not have sufficient capacity to deal with the increased produce from both Appleby Magna, where there are no buildings, and Hoo Hills. At 450 acres Hoo Hills is the largest holding and therefore it makes economic sense to provide any additional crop storage requirement on this holding as Newton Burgoland is closer to Appleby Magna. The farm at Hoo Hills is a mixture of combinable crops and grassland.

As has been reported in the press recently, farming is undergoing significant pressures in terms of increases in costs coupled with falling commodity process. The Prime Minister in his recent food conference has highlighted the need for planning consents to assist in the requirements for farming businesses to thrive and the applicants are seeking crop storage to allow the more efficient and profitable sale of crops throughout the year. The limited available buildings on site at present restrict the ability of the farm to operate efficiently and protect crops and machinery.

There is a genuine need for an agricultural building for this established farming business with over 790 acres farmed within the locality to allow for the continued growth of the business.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Typical building for agricultural use for crop storage

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

12.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I / We hereby apply for Prior Approval: Building for agricultural/forestry use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Martin Sansom

Date

06/06/2023