



**Hinckley & Bosworth
Borough Council**

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Hinckley
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LE10 0FR

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	Upton Lodge Farm
Address Line 1	Stoke Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Upton
Postcode	CV13 6BN

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

Easting (x)

436774

Northing (y)

298737

Description

Applicant Details

Name/Company

Title

Mr

First name

Rory

Surname

Oliver

Company Name

A H Oliver & Son

Address

Address line 1

Home Farm

Address line 2

, Upton,

Address line 3

Town/City

Upton, Nuneaton

County

Warwickshire

Country

United Kingdom

Postcode

CV13 6JX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

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:

Prior Approval for the change of use of two agricultural buildings to flexible commercial use (Class R) for storage and distribution (Class B8), including associated operational development.

The proposal represents a sustainable reuse of existing agricultural buildings, supporting rural economic activity while maintaining the character of the surrounding area. The development complies with the provisions of Class R of the GPDO and does not give rise to adverse impacts in terms of transport, noise, contamination, or flood risk.

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

The site is served by an agricultural access which is suitable for all vehicle types, including large farm machinery and delivery vehicles.

The applicant is proposing to improve the existing access as part of ongoing farm infrastructure upgrades, including a significant widening of the entrance. This will enhance visibility and improve highway safety for all users.

The buildings are currently used for agricultural purposes which generate regular vehicle movements. The proposed use for low-intensity storage (Class B8) is expected to result in comparable or reduced traffic movements. The proposed use is expected to generate approximately 2-4 vehicle movements per day, comparable to or less than existing agricultural use, which regularly accommodates tractors, trailers, and delivery vehicles

The local highway network is considered capable of accommodating the proposed development, and no adverse impacts are anticipated.

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

The proposed use is low intensity and will not generate significant noise. Activities associated with storage use are typically internal to the building.

The site is located within a rural agricultural setting, and there are no nearby sensitive receptors that would be adversely affected by the proposed use

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

The site has been in agricultural use and is not known to be affected by contamination.

The proposed development does not introduce any contamination risks.

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.

The site is located within Flood Zone 1 and is therefore at low risk of flooding.

The proposed change of use does not increase flood risk and no flood mitigation measures are required.

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

Rory Oliver

Date

30/03/2026