

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990



**Hinckley & Bosworth
Borough Council**

LOCAL PLANNING AUTHORITY NOTE REGARDING REPRESENTATION FROM MR GEORGE DENNY

**PLANNING APPEAL BY RICHBOROUGH, CLIVE VERO, GEOFFREY MALCOLM
VERO, KATHLEEN ANN SHEPPARD AND LESLIE ALAM JAMES**

**AGAINST THE REFUSAL OF PLANNING PERMISSION OF A PROPOSED
DEVELOPMENT OF UP TO 126 DWELLING WITH ASSOCIATED ACCESS,
LANDSCAPING, OPEN SPACE, AND DRAINAGE INFRASTRUCTURE (ALL
MATTERS RESERVED OTHER THAN ACCESS**

AT:

LAND NORTH OF STATION ROAD, MARKET BOSWORTH CV13 0PE

LOCAL PLANNING AUTHORITY REFERENCE: 24/01079/OUT

PLANNING INSPECTORATE REFERENCE: APP/K2420/W/25/3372919

FEBRUARY 2026

1. The Inspector has asked for a response to four matters raised in Mr George Denny's representations regarding the above appeal. These are:
 - The sequence of events pertaining to the signing of certificates on the application and appeal forms, and any consequence of this in procedural terms for the application and/or appeal.
 - Clarification as to the nature of the 'conflict' between the current proposal and the Section 278 agreement referenced by Mr Denny.
 - The relevance of this conflict to the determination of the current appeal.
 - Mr Denny's suggestions of procedural irregularities/inconsistencies between the current appeal and other applications cited.
2. The LPA considers that there was no need for Kyngs Golf and Country Club to be notified of the appeal as an owner of any part of the land to which the appeal relates. The golf club was not listed as an owner at application stage. There are no procedural consequences in terms of the application or appeal.
3. Clarification of the nature of the 'conflict' between the current proposal and the Section 278 agreement referenced by Mr Denny is best set out in the attached note from ADC which relates to the planning application on land to the south of Station Road, 24/00560/HYB, where similar concerns regarding the S278 agreement were raised by Mr Denny. On the first page of that document the access to the golf course is indicated with a blue dot and the access for application 24/00560/HYB is indicated with a red dot and adjacent red line.
4. It is the view of the LPA that the S278 works remain capable of implementation subject to very minor alterations to the white lining west of the golf course access and that there is in fact no conflict between the current proposal and the Section 278 agreement. This matter was discussed and agreed with the Local highway Authority prior to the determination of application 24/00560/HYB which was approved subject to the signing of a S106 agreement.
5. The LPA is of the view that there is no relevance of this 'conflict' to the determination of the current appeal.
6. The LPA does not consider that there are any procedural irregularities or inconsistencies between the current appeal and other applications. To assist the Inspector the LPA attaches a response dated 22 October 2025 to a recent letter before claim on behalf of Mr Denny that related to the application that is subject to the current appeal, application 24/00560/HYB and a third application 24/01157/HYB relating to an application at Kyngs Golf Course for a hybrid development seeking full planning permission for the erection of a golf, leisure and health spa and associated car parking and outline permission, with all matters reserved, for the erection of up to 126 golf lodges. The application was refused in November 2025 for two reasons, both of which related to the failure to provide sufficient information.

The Inspector will note the irregularities addressed on page 1, the allegations of procedural irregularity that are addressed under Ground 1, the allegations of lack of

notification addressed at Ground 2 and the specific allegation that relate to the application that is subject to the current appeal at Ground 3.

For clarification the applicant on application 24/01157/HYB is Statue Homes Ltd c/o the agent and Mr George Denny. Certificate A was signed.

The LPA considers that Mr Denny's concerns are without merit and are addressed in the information that is provided for the Inspector.