



**Hinckley & Bosworth
Borough Council**

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01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

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	Gatehouse Lodges
Address Line 1	Cadeby Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Cadeby
Postcode	CV13 0BA

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

Easting (x)	Northing (y)
441850	303131

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Knott

Company Name

Address

Address line 1

Gatehouse Lodges Cadeby Lane

Address line 2

Address line 3

Town/City

Cadeby

County

Leicestershire

Country

United Kingdom

Postcode

CV13 0BA

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

Miss

First name

Lizzie

Surname

Beresford

Company Name

Marrons

Address

Address line 1

1 Colton Square

Address line 2

Colton Square

Address line 3

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE1 1QH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of land from agricultural to sui generis (siting of caravans, motorhomes and tents on serviced hard standing and grass pitches)
(Retrospective)

Reference number

23/00927/FUL

Date of decision (date must be pre-application submission)

21/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

8

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

21/12/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Evidenced demand justifies that there is no requirement for tents. Furthermore, existing landscaping between the Market Bosworth Conservation Area and the site provides significant visual screening. To support the removal of the occupancy condition, 'The Bosworth Caravan Park Housing Need Technical Note' evidences that the provision of the proposed tenure is justified. Furthermore, the proposal acts as an organic extension to the existing and well established Bosworth Caravan Park, operating under the same business model.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

It is requested that pitches 1,2 and 3 shall be changed from tents to caravans and that the occupancy restriction on all pitches is removed.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00201/BOCS

Date (must be pre-application submission)

26/03/2025

Details of the pre-application advice received

Completion of Planning Contravention Notice and agreement for the submission of a Section 73 application

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Miss

First Name

Lizzie

Surname

Beresford

Declaration Date

09/05/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Morgan Hewkin

Date

09/05/2025