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Hinckley & Bosworth
Borough Council

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Date: 24 November 2025

To: Members of the Planning Committee

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr SM Gibbens
Cllr CM Allen	Cllr CE Green
Cllr RG Allen	Cllr KWP Lynch
Cllr SL Bray	Cllr LJ Mullaney
Cllr MA Cook	Cllr H Smith
Cllr DS Cope	Cllr BR Walker
Cllr REH Flemming	Cllr R Webber-Jones
	(1 vacancy)

Copy to all other Members of the Council

(other recipients for information)

Dear member,

There will be a meeting of the **PLANNING COMMITTEE** in the De Montfort Suite, Hinckley Hub on **TUESDAY, 2 DECEMBER 2025 at 6.30 pm** and your attendance is required.

The agenda for the meeting is set out overleaf.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen
Democratic Services Manager

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- **Do not** use the lifts.
- **Do not** stop to collect belongings.

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Thank you

PLANNING COMMITTEE - 2 DECEMBER 2025

A G E N D A

1. **APOLOGIES AND SUBSTITUTIONS**

2. **MINUTES (Pages 1 - 2)**

To confirm the minutes of the meeting held on 4 November.

3. **ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES**

To be advised of any additional items of business which the Chair decides by reason of special circumstances shall be taken as matters of urgency at this meeting. Items to be taken at the end of the agenda.

4. **DECLARATIONS OF INTEREST**

To receive verbally from Members any disclosures which they are required to make in accordance with the Council's Code of Conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. **This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the agenda.**

5. **QUESTIONS**

To hear any questions in accordance with Council Procedure Rule 12.

6. **DECISIONS DELEGATED AT PREVIOUS MEETING**

To report progress on any decisions delegated at the previous meeting.

7. **25/00542/FUL - TROUT PONDS FARM, TWYCROSS ROAD, SHEEPY MAGNA (Pages 3 - 14)**

Application for change of use of existing livery buildings to storage and distribution (use class B8) and formation of hardstanding area for agricultural use.

8. **25/00775/OUT - 223A MAIN STREET, THORNTON (Pages 15 - 26)**

Outline application for the demolition of all existing buildings and structures and erection of a self-build dwelling (all matters reserved except access and layout).

9. **25/00566/FUL - WESTFIELD COMMUNITY CENTRE, ROSEMARY WAY, HINCKLEY (Pages 27 - 38)**

Application for change of use from a community facility (use class F2) to a special educational needs (SEN) school falling within use class F1.

10. **APPEALS PROGRESS (Pages 39 - 42)**

To report on progress relating to various appeals.

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HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

4 NOVEMBER 2025 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr RG Allen, Cllr MC Bools (for Cllr SL Bray), Cllr MA Cook, Cllr REH Flemming,
Cllr C Gibbens, Cllr SM Gibbens, Cllr CE Green, Cllr KWP Lynch,
Cllr LJ Mullaney, Cllr M Simmons (for Cllr H Smith), Cllr BR Walker and
Cllr R Webber-Jones

Also in attendance: Councillor WJ Crooks

Officers in attendance: Emma Baumber, Chris Brown and Rebecca Owen

210. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors C Allen, Bray and Smith with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Bools for Councillor Bray
Councillor Simmons for Councillor Smith.

211. **Minutes**

It was moved by Councillor Flemming, seconded by Councillor Webber-Jones and

RESOLVED – the minutes of the meeting held on 7 October be confirmed as a correct record.

212. **Declarations of interest**

Councillors Bools and Crooks stated that they were members of Newbold Verdon Parish Council and part of the Neighbourhood Plan group, but had not taken part in discussions on application 24/01061/OUT.

213. **Decisions delegated at previous meeting**

Members were updated on actions arising from decisions delegated at the previous meeting.

214. **24/01061/OUT - Land north of Barlestone Road, Newbold Verdon**

Outline application (all matters reserved except vehicular access) for the erection of 240 residential dwellings (use class C3), retention of the existing accesses off Barlestone Road, a cemetery and a health centre car park, public open space and associated infrastructure.

An objector, representatives of the applicant and a representative of the parish council spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, members felt that the harm outweighed the benefits of the proposed development as it would have a detrimental impact on the character of the village, was outside of the settlement boundary, would have a detrimental impact on the character of and access to the countryside, particularly on the eastern edge and was therefore contrary to policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document. It was moved by Councillor Bools, seconded by Councillor Webber-Jones and unanimously

RESOLVED – permission be refused due to detrimental impact on the character of the village, being outside of the settlement boundary and detrimental impact on the character of and access to the countryside.

215. **Appeals progress**

Members were updated on progress in relation to appeals.

(The Meeting closed at 7.25 pm)

CHAIR

Planning Committee 2nd December 2025
Report of the Assistant Director Planning and Regeneration

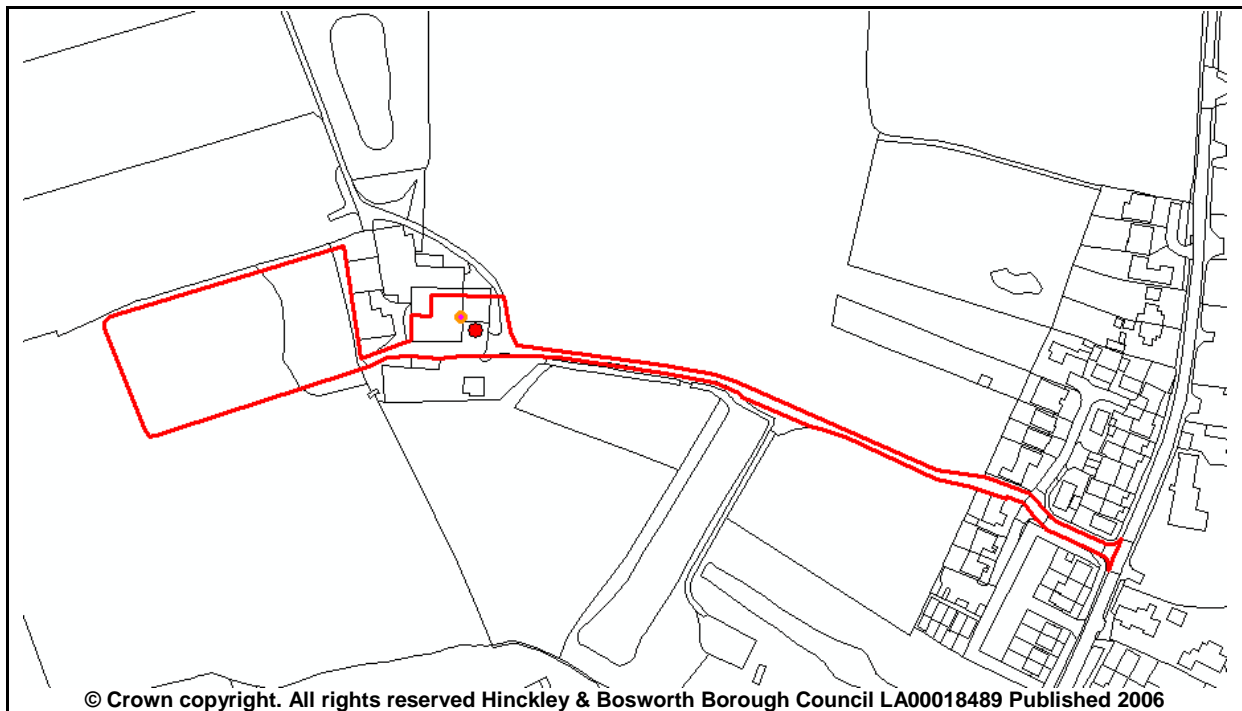
Planning Reference 25/00542/FUL
Applicant(s) Mr R Davies
Ward: Twycross & Witherley with Sheepy



Hinckley & Bosworth
Borough Council

Site Trout Ponds Farm, Twycross Road,
Sheepy Magna

Proposal Proposed change of use of existing livery buildings to storage and distribution (Use Class B8) and formation of hardstanding area for agricultural use



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report; and
- That the Head of Planning be given powers to determine the final detail of planning conditions; and
- Leicestershire County Council's Ecology Department confirming that it is satisfied with the submitted details.

2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the change of use of existing livery buildings to Use Class B uses (storage and distribution) in connection with the Applicant's arboricultural business at Trout Ponds Farm, Twycross Road,

Sheepy Magna (now referred to as 'Holly Lodge Farm') and the formation of 2,590sqm of hardstanding, 2,182sqm of which is associated with the existing agricultural use of the site. No external alterations are proposed to the existing structures.

- 2.2. The Planning Statement states that the Applicant operates a tree works and arboriculturist contracting business, which consists of carrying out works off-site and then storing the equipment at the site. Paragraph 3.1 of the Planning Statement confirms that the use of the building for a livery use is redundant.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the northwest of, and outside of, the identified settlement boundary of Sheepy Magna in the designated open countryside, including the Sheepy Magna and Surroundings Landscape Sensitivity Area and the Sence Lowlands Character Area. The site is wholly surrounded by open agricultural fields and the trout ponds, which are to the north, and southeast of the site. The trout ponds to the southeast of the site are identified as a local heritage asset.
- 3.2. The wider built form of Sheepy Magna is located to the east and south of the application site. The site is accessed via a 200m long private access track into Rodney Gardens and then Twycross Road to the east. The Sheepy Magna Playing Fields are located to the south of the site. Public Footpath T13 runs 113.8m to the south of the site in an east-to-west direction and 260m to the west of the site in a north-to-south direction.
- 3.3. The site itself comprises an existing agricultural building that was converted into a livery stable in 2002 and associated hard standing to the east and open agricultural fields to the west. The site forms part of the wider Holly Lodge Farm complex, which is not within the red line boundary of this application site. Holly Lodge Farm includes a farmhouse dwelling and a complex of a variety of agricultural buildings. The livery building forms part of this complex of agricultural buildings, which are all attached and form a 'u' shaped courtyard to the west of the livery building. The attached buildings to the north have recently received prior approval for their change of use into Use Class B8 uses via application 25/00495/P3CR. The structures on the opposite side of the courtyard to the west are disused and are in a severe state of disrepair.

4. Relevant Planning History

4.1 25/00495/P3CR

- Notification to determine if Prior Approval is required for the change of use of agricultural barns to storage and distribution (Class B8)
- Permitted
- 11.08.2025

4.2 02/00853/COU

- Change of use of agricultural building to livery stables with alterations
- Permitted
- 13.09.2002

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity of the site. A further round of consultation was undertaken following the submission of revised plans.
- 5.2 In total, public responses were received from eight separate addresses who objected to the development for a variety of reasons including noise and disturbance to neighbouring residential amenity, damage to the public highway, highway safety and increased traffic concerns via the existing access through Rodney Gardens, harm to the character of the area, child safety, and drainage concerns.
- 5.3 No further responses have been received.

6. Consultation

- 6.1 There have been no objections from the Hinckley and Bosworth Borough Council's Environmental Services Department (subject to conditions) and Drainage Department, or Leicestershire County Council as the Local Highway Authority (subject to conditions) or the Minerals and Waste Planning Authority.
- 6.2 Sheepy Parish Council did not object nor support the planning application, but the Parish Council requested that the operations within the site and the site access were not significantly further intensified to the extent that they are likely to have an adverse impact on the residents of Rodney Gardens and nearby highway safety.
- 6.3 The County Council's Ecology Department had a holding objection to the development subject to the Applicant demonstrating that the proposal meets the mandatory biodiversity net gain requirements.
- 6.4 The Applicant has since submitted a Preliminary Ecological Appraisal, and a Biodiversity Net Gain Assessment and an associated metric to overcome the Ecology Department's concerns. A response from the County Council to the Applicant's latest information was not received prior to the publication of the Committee Report. However, the Officer recommendation for the determination of this development is subject to Leicestershire County Council's Ecology Department confirming that it is satisfied with the submitted details.
- 6.5 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 12: Rural Villages

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (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 Sheepy Parish Neighbourhood Plan 2018 – 2035 (SPNP) (2022):

- Policy S1: Countryside
- Policy S2: Public Rights of Way Network
- Policy S6: Water Management
- Policy S8: Design
- Policy S17: Rural Economy

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Principle of development
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Principle of Development

8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions. Paragraph 3 of the NPPF confirms that it should be read as a whole.

- 8.3 In accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development. However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.
- 8.4 The current Development Plan consists of the adopted Core Strategy, the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP), and the adopted Sheepy Parish Neighbourhood Plan (SPNP). In accordance with Paragraph 232 of the NPPF, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to existing policies according to their degree of consistency with the NPPF.
- 8.5 Outside defined settlement boundaries, the countryside is not regarded as a sustainable location for new development. Chapter 15 of the NPPF requires planning policies and decisions to conserve and enhance the natural and local environment. Paragraph 187(b) specifically highlights that this should be achieved by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
- 8.6 Policy DM4 of the SADMP, which states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development. To ensure this, Policy DM4 of the SADMP only considers development in the countryside sustainable where:
- (a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - (b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - (c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - (d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - (e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.
- 8.7 The scheme involves the change of use of an existing building and supports the diversification of a rural business. However, it has not been demonstrated that the proposal significantly contributes to the diversification of a rural business, nor that the development shall lead to the enhancement of the immediate setting.

- 8.8 Notwithstanding this, Policy S1 of the SPNP highlights that the development and diversification of agricultural and other land-based rural businesses, and employment development may be considered sustainable in countryside locations. In addition, Policy S17 of the SPNP confirms that small scale business and enterprise development through the conversion of existing buildings will be supported where it meets the requirements of Policies DM5 and DM20 of the SADMP, and the other policies of the SPNP.
- 8.9 Importantly, Policy DM4 of the SADMP requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.
- 8.10 Given the above, the proposal is offered some support by Policy DM4 of the SADMP, and Policies S1 and S17 of the SPNP. As such, the acceptability of the principle of the development is subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

Design and Impact upon the Character of the Area

- 8.11 Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.12 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.13 Policy S8 of the SPNP states that development proposals should respond positively to the character of the area and work with the scale, form, and character of the location to make a positive contribution to the street scene.
- 8.14 The development makes no amendments to the external appearance of the existing structure proposed for conversion. The existing building has previously had a commercial use as a livery stable and the wider site forms part of an established agricultural use. It is also noted that 974.1sqm of floor space within the wider agricultural complex has already received prior approval for its conversion into a Use Class B8 use.
- 8.15 As a result, the conversion of the existing livery stable into a commercial storage and distribution use is not considered to result in any significant adverse impacts to the character of the surrounding area in principle, nor result in any significant intensification in the use of the site.
- 8.16 Although a significant area of hardstanding is proposed for the existing agricultural use and the proposed Use Class B8 use, no structures are proposed within this area of the site, the hard standing is over 110m from any public views, and the development shall be viewed in the context of the existing agricultural buildings within the wider Holly Lodge Farm site.

- 8.17 It is considered that planning conditions can be also utilised to confirm the precise material of the hardstanding and to ensure that the proposed hard standing is utilised for the proposed uses as detailed within the submitted Parameters Plan to ensure a satisfactory form of development.
- 8.18 By virtue of these factors, the development is not considered to have a significant adverse effect on the designated open countryside in these site-specific circumstances. Therefore, the proposal is acceptable in accordance with Policies DM4 and DM10 of the SADMP and Policy S8 of the SPNP, subject to planning conditions.

Impact upon Residential Amenity

- 8.19 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.20 Policy S8 of the SPNP states that development proposals should show appropriate regard for the amenities of neighbouring properties including daylight, sunlight, air quality, noise pollution, and light pollution.
- 8.21 The scheme includes no amendments to the external appearance of the existing building. Therefore, the proposal is not considered to result in any material overlooking or overbearing impacts or any loss of privacy or loss of light to neighbouring residential amenity.
- 8.22 There is an existing dwelling within the wider Holly Lodge Farm site. Based on the Application Form and Paragraph 3.1 of the Planning, Design, and Access Statement, the Applicant lives in this property. Whilst a planning condition could tie the proposed use to the occupiers of this dwelling, in light of the existing commercial use of the wider site for equestrian and agricultural uses, and the recent prior approval for the conversion of other structures within the site into a Use Class B8 use, this is not considered to be reasonable or necessary in these site-specific circumstances.
- 8.23 The proposed Use Class B8 use is for the storage of equipment associated with the Applicant's arboricultural contracting business and the works associated with this business are predominantly offsite. Nevertheless, a Use Class B8 use is limited to commercial uses associated with storage and distribution. It is considered that a planning condition can be utilised to limit the working hours of the proposed use to prevent any noise and disturbance to neighbouring residential amenity at unsociable hours.
- 8.24 Whilst concerns have been raised by members of the public in relation to the development's potential noise and disturbance impacts on neighbouring residential amenity, it is noted that, beyond the existing dwelling within the wider site, there are no residential properties within 210m of the application site in any direction.
- 8.25 Furthermore, the existing site has an established commercial agricultural use, and the existing structure has previously been utilised as part of a commercial livery

stable, and neither of these uses are restricted by planning conditions in relation to their size and scale of operation. In addition, 974.1sqm of floor space within the wider agricultural complex has already received prior approval for its conversion into a Use Class B8 use.

- 8.26 Given the above, and subject to the use of planning conditions, it is not considered that the proposal results in any significant adverse impacts to neighbouring residential amenity as a result of light, noise, disturbance, or air pollution in comparison to the existing use of the site. This is supported by the fact that no objections have been received from the Council's Environmental Services Department.
- 8.27 By virtue of these factors, the proposal does not result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 of the SADMP and Policy S8 of the SPNP.

Impact upon Parking Provision and Highway Safety

- 8.28 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.29 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.30 The site is accessed via an existing and unamended access onto Rodney Gardens. This access preceded the residential development that was constructed there in approximately 2017, and the site access has historically been utilised by large vehicles typically associated with farming and forestry operations such as tractors and trailers.
- 8.31 Given the above, Leicestershire County Council as the Local Highway Authority (LHA) have confirmed that the existing access arrangements are suitable for the proposed scale of development.
- 8.32 The LHA have reviewed its own Personal Injury Collision (PIC) data and identified three PICs within 500m of the site's access in the last five years. All three were classed as 'slight' in severity, only one of these involved a turning manoeuvre, and none of these PICs were in the immediate vicinity of the access where it joins Twycross Road.
- 8.33 Therefore, the LHA can find no patterns or trends and are of the opinion that there are no existing highway safety issues that are likely to be exacerbated by the proposals.
- 8.34 The Applicant has confirmed that the existing farm creates 68 two-way trips a day, with four arrivals and five departures within the AM and PM peak times. The Applicant

has also provided TRICS data based upon 455sqm of a Use Class B8 warehousing use, which demonstrated 29 two-way trips daily with one trip in each of the AM and PM peak times.

- 8.35 In light of the existing use of the site, which would generate trips in its own right, and the small scale of the proposed development, the LHA considered the scheme to be acceptable in these site-specific circumstances.
- 8.36 The Applicant has stated that no HGVs are required to visit the site for the proposed use, and the Proposed Site Plan includes eight off-street vehicle parking spaces that accord with the minimum dimensions detailed in Figure 44 of the LHDG.
- 8.37 The LHA have confirmed that this is acceptable. Whilst the LHA requested that the Applicant considered passing bays within the site, the County Council acknowledged that this a site management issue rather than a highway safety concern.
- 8.38 By virtue of these factors, the impacts of the development on highway safety are not considered to be unacceptable, and when considered cumulatively with other developments, the impacts on the road network are not considered to be severe. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP.

9. Equality Implications

- 9.1 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.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and

family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

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

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report; and
- That the Head of Planning be given powers to determine the final detail of planning conditions; and
- Leicestershire County Council's Ecology Department confirming that it is satisfied with the submitted details.

11.2 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 received by the Local Planning Authority as follows:

- | | |
|--|-------------------------|
| • Existing Floor Plans (101A) | (submitted: 03.06.2025) |
| • Existing & Proposed E & W Elevations (102) | (submitted: 03.06.2025) |
| • Existing & Proposed N & S Elevations (103) | (submitted: 03.06.2025) |
| • Existing Site (100C) | (submitted: 18.08.2025) |
| • Location Plan (001D) | (submitted: 18.08.2025) |
| • Proposed Floor Plan (201A) | (submitted: 03.06.2025) |
| • Proposed Parameters Plan (210A) | (submitted: 18.08.2025) |
| • Proposed Site Plan (200D) | (submitted: 18.08.2025) |

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Prior to the commencement of the hardstanding works hereby approved details of the proposed surfacing material shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan (200D) (submitted: 18.08.2025). Thereafter the onsite parking (and turning) provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (2024).

5. The development shall be carried out in full accordance with the recommendations for habitats, bats, and nesting birds as detailed in Table 4.1 in Section 4 (Potential Impacts and Recommendations) of the Preliminary Ecological Appraisal (submitted: 12.11.2025).

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall not be used other than for purposes falling within agricultural use and Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and in strict accordance with the Proposed Parameters Plan (210A) (submitted: 18.08.2025).

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. The use hereby approved shall be restricted to the following operating hours:

Monday to Friday 08:00 – 18:00
No working on weekends and bank holidays

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy

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 building.control@blaby.gov.uk or call 0116 272 7533.
2. Surface water should be managed by sustainable methods, preferably those which disperse runoff by infiltration into the ground strata: i.e. soakaways, pervious paving, filter drains, swales, etc., and the minimisation of paved areas, subject to satisfactory propositi test results and the site being free from a contaminated ground legacy. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone, or in combination with infiltration systems and/or rainwater harvesting systems.
3. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).
4. Nesting birds are protected under the Wildlife & Countryside Act 1981) as amended); therefore, all removal of trees, shrubs, and hedges should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
5. All businesses have a duty of care to ensure that any waste is handled safely and within the law. Please ensure that there is adequate space on the property to store the waste containers for the business.

All waste produced by a business including (but not limited to) paper, cardboard, cans, retail packaging, and food wrappers/ waste is commercial waste. For this reason, it has to be legally discarded in a certain way via a trade waste service or transfer service and cannot be disposed of through the residential service. Bins should be maintained and stored so that they don't cause problems to neighbouring premises due to smells and should be stored correctly in a suitable container which needs to be closed or lidded.

Businesses should arrange their own business/ trade waste collection service. If you give your waste to someone else, you must be sure that they are authorised to take it, transport it, and recycle or dispose of it safely.

Planning Committee 2nd December 2025

Report of the Assistant Director Planning and Regeneration

Planning Ref: 25/00775/OUT

Applicant: Mr Iain Long

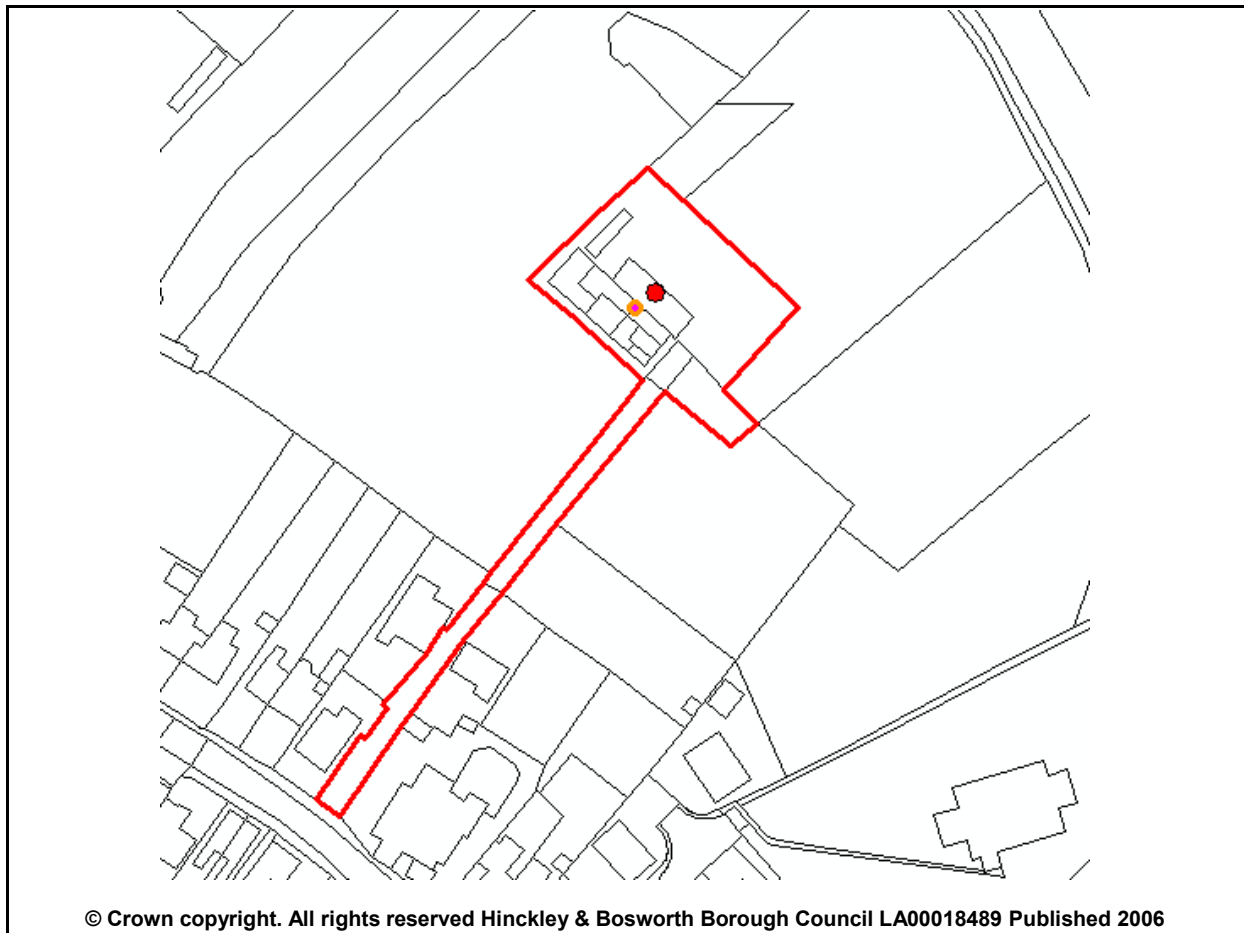
Ward: Ratby, Bagworth and Thornton

Site: 223A Main Street, Thornton, Coalville



Hinckley & Bosworth
Borough Council

Proposal: Outline planning permission for the demolition of all existing buildings and structures and erection of a self-build dwelling (All matters reserved except access and layout)



1. Recommendations

- 1.1 **Refuse planning permission** subject to:
- Reason outlined at the end of this report.

2. Planning application description

- 2.1 This application seeks outline planning permission for the provision of one self-build dwelling at land north of Main Street and to the rear of number 223A. Only access

and layout are sought for approval within this outline application, and all other matters are reserved.

- 2.2 Indicative elevation plans show a single storey dwelling with a footprint of 7.8m by 16m sited towards the southern end of the site.
- 2.3 Two car parking spaces are shown on the proposed site plan to the southeastern corner of the site.
- 2.4 The site would be accessed from Main Street between numbers 223A to 231.
- 2.5 The application is being presented at Planning Committee due to the number of representations received in support of the application, contrary to Officer recommendation, and in accordance with the HBBC Scheme of Delegation.

3. Description of the site and surrounding area

- 3.1 The site measures approximately 2 hectares and consists of stables, manege, dog kennels, storage and hardstanding. It lies 50m to the northeast of the settlement boundary of Thornton and is accessed via a 120m long shared drive with 223A, 225 and 227 Main Street.
- 3.2 The “National Forest Way” footpath runs parallel with Thornton Reservoir at a distance of approximately 60m from the northern boundary of the site.
- 3.3 The site is bound by open countryside and Thornton Reservoir approximately 80m to the north, with densely wooded areas to the east, west, and south, with the rear gardens of 225 and 227 Main Street beyond.

4. Relevant planning history

- **91/0656/4** – Erection of stable block – Permission 28.08.1991
- **98/00261/FUL** – Formation of all-weather riding surface – Permission 18.05.1998

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 As of 17 November 2025, nine representations have been received from separate addresses, comprising of six representations in support and three in objection.
- 5.3 Six representations from members of the public support the proposal for the following reasons:
 - Appropriate use of previously developed land for residential use, rather than further development of a greenfield site.
 - Speed survey and visibility at the access is within acceptable limits.
 - Unlikely to result in an increase in traffic over existing equestrian use.

- Highway safety would be improved by decrease/loss of HGV traffic for existing use.
- 5.4 Three representations from members of the public object to the proposal for the following reasons:
- Outside settlement boundary and would set an unwelcomed precedence.
 - Inappropriate development in the countryside.
 - Appropriate use of previously developed land for residential use, rather than further development of a greenfield site.
 - Beyond established building line.
 - Adverse impact on visual amenity and natural beauty of the area and Thornton reservoir.
 - Unduly prominent from a Public Right of Way around reservoir.

6. Consultation

6.1 No objections, some subject to conditions from:

- HBBC Drainage
- LCC Highways
- LCC Ecology
- HBBC Pollution
- HBBC Waste
- National Forest Company

6.2 Objection received from Bagworth and Thornton Parish Council for the following reasons:

- Site falls outside defined settlement boundary (Site Allocations and Development Management Policies DPD)
- Contrary to Local Plan Policy DM4
- Contrary to Local Plan Policy DM9
- Contrary to NPPF paragraph 7
- Contrary to NPPF paragraph 180
- Contrary to existing Core Strategy Policy 8 and Draft Local Plan identifying Thornton as a Rural Village and limiting development.
- Unacceptable impact on limited local services and school places
- Contrary to aims of progressing Neighbourhood Plan
- To ensure that growth meets local need and is appropriately sited

7. Policy

7.1 Core Strategy (2009)

- Policy 10: Key Rural Centres within the National Forest

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)
- Self-Build and Custom Housebuilding Act (2015) (as amended by the Housing and Planning Act 2016)
- Self-build and Custom Housebuilding Regulations 2016
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

7.4 Other relevant guidance

- Leicestershire Highways Design Guide
- Good Design Guide (2020)
- National Design Guide (2019)
- HBBC Custom and Self-build Register
- HBBC Settlement Hierarchy Review (December 2021)

8. Appraisal

8.1 Key Issues

- Principle of development
- Custom and self-build housing
- Design and impact upon the character of the area
- Residential amenity
- Parking provision and highway safety
- Other matters
- Planning balance

Principle of development

8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) (2024) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

8.3 Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).

8.4 The Council is currently unable to demonstrate a Five-Year Housing Land Supply. Therefore, the application should be determined against Paragraph 11(d) of the Framework whereby permission should be granted unless adverse impacts would

significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 8.5 Policy DM17 of the Site Allocations and Development Management Policies DPD states that development proposals will be supported where they demonstrate that there is not a significant adverse impact upon highway safety and that the development is located where the need to travel will be minimised. Thornton is identified as a Key Rural Centre in the Development Plan. Key Rural Centres are settlements with populations over 1,500 people, including a primary school, local shop, post office, GP etc., with localised public transport provision.
- 8.6 Notwithstanding this, the site is located outside of the settlement boundary for Thornton, thus falling within open countryside. Therefore, Policy DM4 is applicable and states that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:
- It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - It relates to the provision of stand-alone renewable energy developments in line with policy DM2: Renewable Energy and Low Carbon Development; or
 - It relates to the provision of accommodation for a rural worker in line with Policy DM5: Enabling Rural Worker Accommodation.
- and:
- It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development.
- 8.7 The site does not fall under any of the categories identified in Policy DM4 of the SADMP as sustainable development and so there is conflict between the proposed development and the policy. This issue will need to be carefully weighed in the planning balance along with the detailed assessment of the other relevant planning considerations in this case.
- 8.8 The proposed development does not meet the criteria in Policy DM4 of the SADMP as it would fall outside of the settlement boundary. The emphasis of DM4 is to promote sustainable development proposals within the countryside and to safeguard it from unsustainable schemes. In this regard, Policy DM4 is consistent with, and accords with, the NPPF, and therefore it can be afforded significant negative weight within the planning balance.

Custom and self-build housing (CSB)

- 8.9 Paragraph 63 of the NPPF states that the need, size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who required affordable housing; families with children; older people (including those who

require retirement housing, housing-with-care, and care homes); students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.

- 8.10 As of 31 January 2024, Section 123 of the Levelling Up and Regeneration Act 2023 (LURA) came into force regarding amendments to the duty in relation to self-build and custom housebuilding within Section 2A of the Self-Build and Custom Housebuilding Act 2015.
- 8.11 Section 2A of the Self-Build and Custom Housebuilding Act places a statutory duty on the Local Planning Authority to give permission to a sufficient number of self-build and custom housebuilding developments on serviced plots to meet the demand for self-build and custom housebuilding in the Authority's area.
- 8.12 Section 6 of Section 2A of the Self-Build and Custom Housebuilding Act confirms that the demand for self-build and custom housebuilding in an authority's area in respect of a base period is an aggregate of:
- i. The demand for self-build and custom housebuilding arising in the authority's area in the base period; and
 - ii. Any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which:
 - a. The time allowed for complying with the duty in Subsection (2) expired during the base period in question, and
 - b. The duty in Subsection (2) has not been met.
- 8.13 The demand for self-building and custom housebuilding arising in an authority's area in a base period is evidence by the number of entries added during that period to the authority's Self-Build and Custom Housebuilding Register. At the end of each base period, the Local Planning Authority have three years in which to approve an equivalent number of plots of land for self-build and custom housebuilding on serviced plots of land as there are entries for that base period. However, there is no duty for the Local Planning Authority to grant permission for land that specifically meets the requirements expressed by those on the Register.
- 8.14 Section 5 of the Self-Build and Custom Housebuilding Act confirms that a "Serviced plot of land," means a plot of land that has access to a public highway, and has connections for electricity, water, and wastewater, or can be provided with those things in specified circumstances or within a specified period. For clarity, "Specified" in this instance means specified by regulations.
- 8.15 Section 1 of the Self-Build and Custom Housebuilding Act defines self-build and custom housebuilding as the building or completion of houses by individuals, associations of individuals, or persons working with or for individuals or associations of individuals to be occupied by as homes by those individuals.
- 8.16 The Applicant states that the proposed development is classified as a 'self-build; within the definition provided within the Self-Build and Custom Housebuilding Act 2015, which is a material consideration within this planning application. The application submission makes no reference to the possibility of the applicant entering into a legal agreement with the LPA ensuring of the occupancy of the proposed dwelling by the applicant. As the principle of the proposed development is considered

unacceptable, the LPA did not enter into any discussions with the applicant regarding such a legal agreement.

- 8.17 There are no adopted local/neighbourhood planning policies referencing CSB proposals. Therefore, were the 'tilted balance' not engaged with regards to the age of the Local Plan in general, it would be applied on this basis alone.
- 8.18 There are currently 63 people on the HBBC CSB Register. The Local Planning Authority notes that the Applicant is on the Local Planning Authority's Custom and Self Build Register, and the submission states that the land is serviced and the applicant intends to live in the dwelling. That said, there is no requirement to match names on the register to permissions.
- 8.19 Consideration should be given not only to the numbers on the Register, but also to the data obtained on the Register in relation to the demand for; the type of homes, the location of; and nature of plots. Out of 63 individuals on the Register:
- 28 individuals are seeking a 4-bedroom house, and 14 further individuals are seeking a 5+ bedroom house, demonstrating the demand for larger properties.
 - 59 individuals are seeking a detached house, demonstrating the demand for this type of serviced plot.
 - Only 32 out of the 63 people on the register have specified that they would prefer to build in the rural area.
 - 56 individuals are not interested in building in a group, demonstrating the demand for this nature of serviced plot.
- 8.20 The Register operates on a yearly basis with each year ending on 30 October. HBBC have three years after the end of the registration year to ensure that it has provided sufficient suitable permissioned plots to meet the demand equating to the number on the register for that base period. This includes carrying over unmet demand on a cumulative basis.
- 8.21 Hinckley and Bosworth Borough Council currently has a shortfall of 17 self-build and custom housebuilding. The result is a cumulative need for 27 permissions to be granted by the end of the current base period (31 Oct 2025 - 30th Oct 2026 – the end of Base Period 11).
- 8.22 The LPA acknowledges that the shortfall of CSB permissions has increased from Base Period 9 to Base Period 10, from a shortfall of 6 to 17 CSB dwellings.
- 8.23 Overall, the provision of the self-build plot, were this secured by a legal agreement, would contribute to the unmet demand of 17 plots and cumulative need for permissions by the end of this base period. Whilst HBBC are now failing to meet the statutory duty to permit a sufficient number of CSB permissions the proposal would only add one additional dwelling to the supply of self-builds. As such it would make a small contribution in addressing the limited current shortfall in provision and moderate weight would therefore be attributed to the benefits of contributing one self-build dwelling to the supply of self-build and custom build dwellings.

Design and impact upon the character of the area

- 8.24 Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and

application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.

- 8.25 Policy DM4 aims to ensure that development does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside
- 8.26 The site is located approximately 120m northeast of Main Street and is accessed via an existing access serving the site and 223A, 225 and 227 Main Street. The site is isolated from surrounding development and sits between woodland plantations, with open countryside and Thronton Reservoir to the north. The site therefore has a distinctly rural character and the existing buildings are small in scale and rural in their appearance.
- 8.27 The grain of development along Main Street is mainly linear with dwellings being either set directly adjacent to the highway or set back slightly. There are some examples of backland development in the vicinity, but these are not necessarily considered to represent good design that the LPA would seek to replicate on other sites. The Good Design Guide sets out that where an existing plot is proposed to be subdivided to create additional development in 'backland' locations it will require clear and convincing justification in relation to its context. In this case, the proposed dwelling would lie approximately 50m northeast outside of the settlement boundary and would represent a significant inconsistency in the surrounding pattern of development.
- 8.28 As the site lies within the open countryside, the criteria under Policy DM4 of the Core Strategy which seeks to protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development is relevant. Policy DM4 also requires that development does not undermine the physical or perceived separation and open character between settlements or create or exacerbate ribbon development. Policy DM10 of the SADMP also seeks to ensure that development complements or enhances the character of the surrounding area.
- 8.29 The proposed site plan and indicative elevation plans indicate that the amount of hardstanding and built footprint would be reduced overall as part of the proposal. Notwithstanding this, the encroachment of residential development into the countryside would not follow the existing and established residential building line and form.
- 8.30 The site levels fall significantly enough from south to north towards the reservoir, to result in good visibility of the site from the National Forest Way as it is elevated from eye level. It is considered that the erection of a new dwelling, with associated vehicles and domestic paraphernalia, would introduce a form of development which would be at odds with the existing rural character of the site and surrounding area, resulting in significant harmful urbanisation of the area. Views from the National Forest Way would be significantly and permanently altered from one of a traditional small equestrian/mixed rural use that rural in character to a solid form building, with parking and hardstanding areas, associated residential paraphernalia and clearly residential in character. The introduction of new residential development in this area would therefore significantly and permanently alter the rural character of the area, causing significant and demonstrable harm in conflict with Policies DM4 and DM10 of the SADMP.

- 8.31 In summary, it is considered that the proposed development would cause significant and permanent environmental and visual harm to the intrinsic, undeveloped rural character and verdant appearance of the site and surrounding countryside. The proposal would therefore be contrary to Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the overarching principles of the National Planning Policy Framework (2024).

Residential amenity

- 8.32 Policy DM10 of the adopted SADMP requires that the amenities of the occupiers of proposed developments would not be adversely affected by activities within the vicinity of the site.
- 8.33 It is considered that the requisite separation distances could be met between the proposed and existing dwellings, and that there would be no unacceptable impacts on neighbouring amenity within the site or to the surrounding dwellings. In summary, the proposal is not considered to have a significant impact on residential amenity and in accordance with policy DM10 of the SADMP.

Parking provision and highway safety

- 8.34 Policy DM17 of the SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed. Paragraph 116 of the NPPF (2024) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 8.35 The Local Highway Authority were consulted and raise no objections to the proposal, subject to conditions for visibility splays and the provision of parking spaces to be provided and accordance with the specified standards.

Other matters

- 8.36 HBBC Drainage have reviewed the proposal, advising an informative note to the applicant for soakaway drainage to be ascertained by the appropriate standards and in accordance with Building Regulations.
- 8.37 LCC Ecology considers the proposal acceptable, subject to a condition for the proposal to ensure of the inclusion of the proposed two bat boxes, with the addition of two swift nest boxes.
- 8.38 The National Forest Company (NFC) considers the proposal below the threshold for to require National Forest planting. In addition, NFC advises that National Forest character and native tree planting for landscaping is secured at reserved matters stage.

Planning Balance

- 8.39 The Council cannot demonstrate a 5-year housing land supply. It is necessary therefore to consider that the 'tilted' balance in paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 8.40 It is acknowledged that the Council has a shortfall in the supply of custom and self-build developments of 17 from base period 10, with 27 permissions now required within Base Period 11 31st October 2025 to 30th October 2026. The Framework states that small and medium sized sites can make an important contribution to meeting housing requirements of an area and can be built out quickly. The proposal would deliver one new dwelling which would make a positive contribution to addressing the minor shortfall in self-build plots. As the scheme is only for one dwelling and the shortfall is not considered to be significant, nor is it a persistent shortfall with the LPA having just entered this, the LPA affords moderate positive weight to this aspect of the proposal.
- 8.41 There are social benefits from the scheme such as providing housing for a range of occupants including families, and economic benefits associated with the construction of the dwelling and the future occupant's opportunity to act as new customers and employees for local businesses and services. Notwithstanding this, as the application proposal is for the provision of a single dwelling, these social and economic benefits are afforded limited weight.
- 8.42 Policy DM4 of the SADMP is considered to be broadly consistent with the overall aims of the NPPF in seeking to protect the intrinsic character of the countryside and steering development to sustainable locations, and therefore significant weight should be attached to the fact that the proposal is contrary to the Development Plan and undermines the plan led approach endorsed by the Framework.
- 8.43 The proposed development does not meet the criteria in Policy DM4 of the SADMP as it would fall outside of the settlement boundary. Similarly, the proposal fails to meet the criteria in Policy DM10, as the proposal is not considered to complement or enhance the character of the surrounding area. In this regard, Policies DM4 and DM10 are consistent with, and accord with, the NPPF, and therefore can be afforded significant negative weight within the planning balance.
- 8.44 The development is considered to result in an adverse and irreversible harmful impact on the intrinsic value, beauty, open character, and landscape character of the open countryside. As a result, it is considered that the development conflicts with the Good Design Guide, Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), as well as Sections 2, 11, 12, and 15 of the National Planning Policy Framework (December 2024).

9. Equality implications

1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
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.

2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
3. There are no known equality implications arising directly from this development.
4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be refused.

11. Recommendation

- 11.1 Refuse planning permission subject to:
 - Reasons outlined at the end of this report. Planning conditions outlined at the end of this report

12. Conditions and Reasons

1. The development represents unjustified residential development outside the existing built form into the open countryside. This results in an irreversible and detrimental urbanising effect on the character of the countryside. The provision of one self-build dwelling, with the associated economic and social benefits, would not outweigh the harm, which is significant and demonstrable in this case. Therefore, the proposal is in conflict with the Good Design Guide, Policies DM4, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), as well as Sections 2, 11, 12, and 15 of the National Planning Policy Framework (December 2024).

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Planning Committee 2nd December 2025
Report of the Assistant Director Planning and Regeneration

Planning Ref: 25/00566/FUL
Applicant: Mrs Sarah Deaville
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Westfield Community Centre, Rosemary Way, Hinckley

Proposal: Change of use from a community facility (Use Class F2) to a Special Educational Needs (SEN) School falling within Use Class F1 (Learning and Non-Residential Institutions)



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1. Recommendations

1.1. Grant planning permission subject to:

- The planning conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for the change of use of the existing community facility (Use Class F2) to a Special Educational Needs School (Use Class F1).

- 2.2. The proposal includes formalisation of the parking arrangement and landscaping within the site; however only internal alterations are proposed to the building.
- 2.3. The applicant is leading provider of specialist education for children with additional complex needs. The organisation currently operates six schools in the country, typically accommodating between 60 and 120 pupils.
- 2.4. The proposed The SEN school would accommodate 75 pupils and 40 staff on site over a three-year staged intake period. The incremental increase would occur over three years, starting with 30 pupils in the first year, rising to 75 pupils in year three, allowing operational procedures to be properly applied to the site.
- 2.5. A formalised parking plan providing 40 spaces (including 3 disabled) for staff and taxi collections is proposed. The existing vehicular and pedestrian access from Rosemary Way would be retained as the principal entrance, and the established one-way traffic flow system within the site would be maintained.

3. Description of the site and surrounding area

- 3.1. Westfield Community Centre is located on Rosemary Way in the Westfield area of Hinckley, approximately one mile west of Hinckley town centre. The site is positioned within a mixed residential and educational area and is accessible via Coventry Road and Rosemary Way.
- 3.2. Public transport connections are available nearby, with local amenities within walking distance. The site comprises two main structures within a plot of 0.87 acres (0.35 hectares), with tarmac-surfaced car parking to the front, side, and rear.
- 3.3. The Main Building (Front) was originally constructed in the 1930s as a school and is a two-storey brick structure with a basement, pitched roof, and later single-storey flat-roofed extensions. It includes a range of flexible internal spaces used for adult education, community functions, and training provision. The building also features a timber annex and a brick-built workshop area.
- 3.4. The Nursery Building located at the rear of the site is a detached single-storey building that previously operated as a nursery. It includes dedicated external play space, secure fencing, and is accessed via the main entrance drive. The centre is set within a well-established residential suburb, characterised by family homes and local schools, notably Westfield Infant and Junior Schools.
- 3.5. Westfield Community Centre is recognised as a community facility within the Site Allocations and Development Management Policies DPD.

4. Relevant planning history

21/01505/FUL

- Replacement of existing floodlight with new floodlight to the rear of community centre
- Permitted
- 17.05.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to 25 neighbouring properties.

5.2. 1 neutral representation has been received making the following comments:

- Concern regarding potential noise and disturbance.
- Question regarding the location of a smoking area
- Clarification regarding external lighting
- Clarification regarding collection and drop off points
- Query regarding dedicated delivery areas
- Question whether parking provision is sufficient

6. Consultation

6.1. No objection has been received from:

- LCC Highways:

“After reviewing the information submitted by the applicant, the LHA is satisfied that there would be no material impact on the public highway and therefore has no comments to make.”

- HBBC Environmental Health (Pollution)

Additional information requested regarding the kitchen ventilation to ensure that noise/smell is not a problem for neighbouring residents.

Officer comment: a condition has been included to ensure that details of the kitchen ventilation are submitted to and approved by the LPA prior to first use of the facility.

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant policies and guidance

- Hinckley Town Centre Area Action Plan (2011)

8. Appraisal

8.1. Key Issues

- Principle of development
- Design and impact upon the character of the area and impact on heritage assets

- Impact upon neighbouring residential amenity
- Impact upon highway safety

Principle of development

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF, 2024) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.
- 8.3. Paragraph 11 of the NPPF and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) (CS) and the Site Allocations and Development Management Policies DPD (2016) (SADMP), and the Hinckley Town Centre Area Action Plan (2011) (AAP).
- 8.4. The proposed change of use from a community facility (F2) to a SEN School (Use Class F1). Such uses include betting offices/shops, theatres, larger houses in multiple occupation, nightclubs, laundrettes, taxi businesses, as well as homeless shelters.
- 8.5. The application site falls within the settlement boundary of Hinckley as defined by the SADMP (2016). The town centre location of the site would be appropriate for the proposed use as SEN school as there is a full range of services and facilities within walking distance.
- 8.6. Policy DM25 of the SADMP seeks to resist the loss of community facilities including ancillary areas. The policy goes on to state that the redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that:
 - a) An equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
 - b) There is a surplus of the facility type within the immediate locality exceeding the needs of the community; or
 - c) The loss of a small portion of the site would result in wider community benefits on the remainder of the site
- 8.7. The existing community facility provides a range of indoor recreational/sport activities as well as a daily nursery/pre-school. The proposed change of use from F2 (Local Community) to F1 (Learning and non-residential institutions) would result in the loss of some of the local community provisions currently available at the Centre. However, officers consider that the provision of education, specifically SEN for up to 75 pupils, would deliver a range of replacement facilities, albeit under a different Class F criterion.
- 8.8. According to the submitted Planning Statement, as of 2023, Leicestershire had over 300 children on waiting lists for special school placements, a reflection of the growing shortage of suitable local provisions.

- 8.9. Furthermore, Leicestershire was rated as "Requires Improvement" overall by OFSTED, with Inspectors finding that children with SEND often faced delays in receiving the support they needed, particularly those with autism spectrum disorder (ASD). The report noted concerns about insufficient specialist provision and challenges in meeting the needs of children in rural areas.

Officers therefore acknowledge that the need and demand for SEN school services in Leicestershire is clear, and the public benefit of this proposal is significant.

- 8.10. Therefore, whilst the new use of the building may not specifically provide an equivalent range of community facilities, Officers consider that the benefits of providing a SEN school in a sustainable location would appropriately mitigate the loss of the community facility.
- 8.11. Whilst not explicitly outlined in the Applicant's planning statement, there is a possibility that some of the existing community centre activities could be retained at the site outside of school hours. Whilst this is not confirmed, it is important to consider when applying the relevant development plan Policy DM25.
- 8.12. Overall, it is accepted that the proposal would result in the loss of some community facility provisions, however the establishment of a SEN on the site is considered to represent an equivalent range of replacement facilities which would provide significant social and economic benefits to the community, thus complying with Policy DM25 of the SADMP.

Design and impact upon the character of the area

- 8.13. Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.
- 8.14. There are no external alterations proposed to the existing building, therefore, the proposal would have a neutral impact upon the character and appearance of the street scene.
- 8.15. Consequently, the proposal complies with Policy DM10 of the Site Allocations and Development Management Policies DPD in this regard.

Impact upon neighbouring residential amenity

- 8.16. Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.17. Paragraph 135 of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 8.18. The site is located within a mixed residential and community setting, with established residential properties to the east and south, and a primary school (Westfield Junior School) in close proximity to the west. The wider area is characterised by residential housing, educational uses, and community facilities.
- 8.19. The proposed change of use to a Special Educational Needs (SEN) school would not introduce any built form or external alterations that could result in visual dominance, overlooking, or overshadowing. The proposed use would accommodate modest pupil numbers, with supervised arrival and departure routines, and no anticipated evening or weekend activity that would generate excessive noise or disturbance to neighbouring dwellings.
- 8.20. Given the site's historic use as a school, the surrounding uses are already well-adapted to education-related activity. The proposal therefore sits comfortably within its context and is unlikely to generate any material amenity impacts on neighbouring occupiers.
- 8.21. HBBC Environmental Health requested details regarding details of the ventilation to gauge impact from noise/odour from the kitchen facilities upon neighbouring dwellings. The Applicant has confirmed that the oven and hobs have been removed, but the stainless steel extractor hood vented to external air remains. At this stage, it is not known whether the end user will require an extraction system. Therefore, a condition has been included requesting details of the ventilation unit prior to first use.
- 8.22. In conclusion, the application is considered to be acceptable in amenity terms and in compliance with Policy DM10 of the SADMP and the requirements of the NPPF.

Impact upon highway safety

- 8.23. Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, does not have an adverse impact upon highway safety. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)). DM18 states that developments within Hinckley Twon Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.
- 8.24. Paragraph 116 of the NPPF (2024) outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.25. The Local Highway Authority (LHA) initially queried the submitted Transport Statement on the basis that the swept path analysis demonstrates that two-way movements of minibuses at the site access is not achievable. Subsequently, a swept path analysis of a minibus and a taxi at the site access, demonstrating that this is suitable for two-way movements, has been submitted for approval. This information has been accompanied by a drawing showing access gates and details of the one-way system within the site.
- 8.26. The LHAs re-consultation response confirms that the level of trip generation intensification compared to the existing use would not be significant and would not result in a sever impact on the local highway network.

- 8.27. Regarding the site access, whilst the proposed access width is less than guidance within Table 15 of the LHDG, a width of 5.4m would still allow for two-way vehicle movements and allows for the largest vehicle to access the site. Therefore, the LHA are satisfied that the existing access is safe and suitable access in terms of the NPPF.
- 8.28. On the matter of Highway Safety, the Personal Injury Collision data shows a total of three PICs were recorded in close proximity (500m) of the site including two 'slight' and one 'serious'. None of the three PICs took place in the same location, and none occurred directly at the existing site access. the LHA therefore concludes that there are no patterns/trends within the PIC data and consider that there are no known highway safety concerns that would be exacerbated by the development.
- 8.29. In terms of the internal layout, the revised layout would provide 38 car parking spaces, of which two will be disabled accessible, and an additional space for mini-buses. This represents a minor shortfall from Table 29(d) of the LHDG which would require 43 spaces. However, the LHA note that three Sheffield stands, providing six cycle parking spaces, will be provided for staff and visitors. This is more than the required cycle parking standards of one space per 20 staff as per Table 27 of the LHDG. The LHA therefore consider that, on balance, parking is provided in general accordance with the LHDG and would not lead to overspill into the highway nor any indiscriminate parking therefore the LHA would not seek to resist the development proposals.
- 8.30. On the matter of transport sustainability, the Applicant has submitted a Travel Plan which provides an initial interim target of 10% reduction in single occupancy vehicle trips, which is in accordance with Good Practice Guidelines. Alongside this, the LHA have also requested contributions in the form of Travel Packs and Bus Passes for Staff to ensure that sustainable travel choices are available to staff, and to encourage them to use alternative modes of transport to private cars.
- 8.31. In this case, as the Applicant has demonstrated that sufficient parking and cycle spaces are available to employees, whilst also evidencing that there would not be a significant increase in employee numbers when compared to the existing use. The sustainability of the location is also noted by Officers, with a wide range of sustainable travel modes being available to employees. Officers therefore consider that the contribution requests would not meet the statutory tests in regulation 122 (as amended by the 2011 and 2019 Regulations) and policy tests in the National Planning Policy Framework (2024), as it is not considered that these contributions are necessary to make the development acceptable in planning terms.
- 8.32. The LHA also requested a Construction Traffic Management to be submitted and approved prior to the commencement of development via condition. As the existing building would remain unaltered and the proposed works would be limited to internal modifications and minor alterations to the parking area, Officers do not consider that this condition is reasonably necessary in this instance.
- 8.33. Therefore, the existing access and parking provision is acceptable, and the site is located in a sustainable location, with good access to bus stops, shops and other services. As such, the proposal will satisfy policies DM10(g), DM17, DM18 of the SADMP and the relevant policies in the NPPF.

Conclusion

- 8.34. The site is located in a sustainable location with good access to facilities, and the principle of the change of use is acceptable in accordance with Policy DM25 of the SADMP. There are no changes proposed to the design or appearance of the building,

therefore the impact upon the character of the area is neutral. There are no adverse impacts upon highway safety or neighbouring amenity subject to the condition imposed.

- 8.35. In conclusion, the proposal is considered to accord with Policies DM1, DM10, DM17, DM18, and DM25 of the SADMP, Policy 1 of the Core Strategy, The Hinckley Town Centre AAP, and the requirements of the NPPF.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

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 in the consideration of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Recommendation

- 10.1 **Grant planning permission subject to planning conditions.**

11. 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:

- Site Location Plan (received 10th July 2025)
- Existing elevations and floor plans (drawing ARM 2509/EX/01) (received 3rd July 2025)

- Existing elevations and floor plan timber outbuilding (ARM 2509/EX/02) (received 9th July 2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing 2025-5484-TR07 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Drawing 2025-5484-002 Rev. B. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) the National Planning Policy Framework (2024).

5. No part of the development hereby permitted shall be first occupied until TTP Consulting Travel Plan dated October 2025 which sets out actions and measures with quantifiable outputs and outcome targets has been implemented in accordance with the approved details.

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

6. Prior to the first occupation of the development hereby permitted, full details of the kitchen ventilation system shall be submitted to and approved by the Local Planning Authority. The approved system shall be installed prior to the first occupation of the development hereby permitted and thereafter maintained in accordance with the approved details.

Reason: To ensure that the change of use does not result in unacceptable odour or noise issues which would cause unacceptable harm to amenity in accordance with Policy DM10(a) of the Site Allocations and Development Management Policies Development Plan Document (2016).

7. The development hereby permitted shall not be used other than for purposes falling within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification and in strict accordance with the Proposed Parameters Plan (210A) (submitted: 18.08.2025).

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to applicant

1. All businesses have a duty of care to ensure that any waste produced is handled safely and within the law.

All waste produced by a business including (but not limited to) paper, cardboard, cans, retail packaging, and food wrappers/waste, is commercial waste. For this reason, it legally has to be discarded in a certain way via a trade waste service or transfer station and cannot be disposed of through the residential service.

Bins should be maintained and stored so that they don't cause problems to neighbouring premises due to smells, and should be stored correctly in a suitable container which needs to be closed or lidded.

Operators should arrange their own business/trade waste collection service. If you give your waste to someone else you must be sure that they are authorised to take it and can transport, recycle or dispose of it safely

Please contact us via email waste.officers@hinckley-bosworth.gov.uk for any further advice.

2. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>
4. The existing boundary hedge/tree line directly bordering the development is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with the public highway (whether or not a fence is installed in front of it).
5. Planning Permission is required for any construction access onto a classified road, unless it is in strict accordance with the development access planning approval. To carry out off-site works associated with a construction access onto a classified road, separate approval must first be obtained from Leicestershire County Council as Local

Highway Authority. This will take the form of a major section 184 permit. However, if planning consent has not been secured in respect of the construction access, the section 184 application will be refused.

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25/PLANNING APPEAL PROGRESS REPORT - Week ending: 21.11.25

WR – WRITTEN PRESENTATIONS

HAS – HOUSEHOLDER APPEAL

IN – INFORMAL HEARING

PI – PUBLIC INQUIRY

File Ref	Case Officer	Application No	Type	Appellant	Development	Appeal Status	Process Dates
	TH	23/00824/OUT	WR	Mr L Lawrence	Land off Barwell Lane Kirby Mallory (Erection of 7 dwellings, 3 self-build and garages)	Awaiting Start Date	17.07.25
	RS	25/00597/TPO (PINS: 3371021)	WR	Mr Nunn	Shady Trees 19 Station Road, Desford (Raise canopy to 5m)	Awaiting Start Date	13.08.25
Page 39	SA	24/01079/OUT (PINS:3372919)	PI	Richborough	Land North of Station Road Market Bosworth (Outline planning application for the erection of up to 126 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access))	Awaiting Start Date	12.09.25
	SA	25/00344/FUL (PINS:6001403)	WR	Carlota Larrosa	38 Almeys Lane Earl Shilton (Change of use from dwellinghouse to Sui Generis (use as large HMO) and addition of a side extension)	Awaiting Start Date	04.11.25
25/00024/PP	SA	25/00298/FUL (PINS: 6001503)	WR	Sarah Flamson	New Farm, Hinckley Road, Cadeby (Erection of storage building (B8))	Start Date Questionnaire Statement Final Comments	13.11.25 20.11.25 18.12.25 06.01.26
25/00022/CLD	SA	25/00490/CLE PINS: 3373915)	WR	Ms Melanie Brewster	Whittington Stables Whittington Lane, Thornton (Application for a Certificate of Existing Lawful Use of Development (CLEUD) for an Existing Residential Property)	Start Date Statement of Case Final Comments	27.10.25 08.12.25 29.12.25

25/00021/PP	SA	24/01145/FUL (PINS: 6001009)	WR		The Cottage, Station Road, Desford (Erection of Bungalow)	Start Date Finial Comments	13.10.25 01.12.25
25/00019/PP	SI	25/00329/HOU (PINS: 3372636)	HAS	MR Harjinder Dosanjh	2 Sycamore Drive Groby (Erection of a 1800mm high fence.)	Awaiting Decision	
24/00026/ENF	CZ	21/00251/UNUSES (PINS: 3347029)	WR	Mr J Hemmings	Land at Shenton Lane, Upton (Use of agricultural land for car sales business)	Awaiting Decision	
25/00014/PP	SA	24/00322/FUL (PINS: 3367383)	WR	Mr & Mrs Simon & Jill Warner	White House Bosworth Road Wellsborough (Erection of single storey self- build/custom-build dwelling (Resubmission of 23/00923/FUL).	Awaiting Decision	
Page 40		25/00467/HOU (PINS: 3372830)	HAS	Mr R Hayes	163 Coventry Road Hinckley (Erection of double storey rear, single storey front and loft extensions (revised scheme of 23/00218/HOU)	Awaiting Decision	
25/00013/ENF	CZ	24/00004/UNHOUS (PINS: 3365801)	WR	Mr Mark Lester	69 Burbage Road Burbage (Erection of a timber fence to front of the property)	Awaiting Decision	
25/00018/PP	TH	24/00831/OUT (PINS: 3369401)	IH	Gladman Developments Ltd	Land off York Close Market Bosworth (100 Dwellings, open space, landscaping, SuDS, access point and demolition of one dwelling)	Awaiting Decision	
25/00023/FTPP	SA	25/00275/HOU (PINS:6001128)	HAS	Richard Taylor	2 Caldon Close Hinckley (Loft extension.)	Awaiting Decision	

Decisions Received

25/00016/PP	AG	25/00080/FUL (PINS: 3367497)	WR	Mr John Roux	Land Adjacent 29 Elizabeth Road, Hinckley (New build detached dwelling)	Dismissed	14.10.25
25/00017/PP	CZ	24/00125/HOU (PINS:3367680)	WR	Mr Mark Lester	69 Burbage Road Burbage (Erection of a timber fence to front of the property)	Dismissed	17.10.25
25/00015/PP	SA	25/00081/FUL (PINS: 3367598)	WR	Mr and Mrs G Pratt	Land opposite Paddock View, Twycross Road, Sheepy Magna (Change of use of agricultural land to domestic garden)	Dismissed	17.10.25

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