



**Hinckley & Bosworth
Borough Council**

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LE10 0FR

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Hunts Lane, Desford, Leicestershire, LE9 9LJ

Applicant Details

Name/Company

Title

Mr

First name

Mitesh

Surname

Rathod

Company Name

Jelson Limited

Address

Address line 1

370 Loughborough Road

Address line 2

Address line 3

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE4 5PR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☐ Landscaping
- ☒ Layout
- ☒ Scale

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

Residential development of up to 100 dwellings with associated public open space and infrastructure (All matters reserved except for access)

Reference number

23/00061/OUT

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

25/03/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters submission for the appearance, layout and scale of development for 100 no. dwellings (southern parcel) pursuant to outline planning permission 23/00061/OUT (Appeal Ref: APP/K2420/W/23/3332401).

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan – Drg No. 09129-FPCR-XX-XX-DR-A-0001
Proposed Site Access Junction and Visibility Splays Drg No. PRJ01-TTE-00-ZZ-DR-O-0001 Rev PO3

Please list all drawing numbers submitted with this application for approval

Site Location Plan – Drg No. 09129-FPCR-XX-XX-DR-A-0001
Site Layout, As Proposed - Drg No. J127-BRP-00-00-DR-A-0001-P01
Site Layout - Public Open Space - Drg No. J127-BRP-00-00-DR-A-0002-P01
Site Layout - Boundary Treatments - Drg No. J127-BRP-00-00-DR-A-0003-P01
Site Layout - Material Palette - Drg No. J127-BRP-00-00-DR-A-0004-P01
Building for Healthy Life Assessment April 2025
JD313L X AS Rev C02
JD313L X OP Rev C02
JD326L X AS Rev C01
JD326L X OP Rev C01
JD331 X AS
JD331 Render AS Rev C01
JD331L X OP Rev C01
JD331L Render OP Rev C02
JD410L X AS
JD410L X OP
JD421L Brick AS Rev C01
JD421L Brick OP Rev C01
JS203L X AS Rev C03
JS203L X OP Rev C03
JS304L X AS Rev C02
JS318L Brick AS Rev C01
JS318L Brick OP Rev C01
JS319L X AS Rev C02
JT203 X AS Rev C01
JT203 X OP Rev C01
JT304L X AS Rev C02
JT318L Y AS Rev C01
JT318L Y OP Rev C01
JS110L_HA X AS Rev P01
JS110L_HA X OP Rev P01
JS203N_HA X AS Rev P01
JS203N_HA X OP Rev P01
JS304N_HA X AS Rev P01
JS326N_HA X OP Rev P01

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

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

- ☒ Yes
☐ No

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

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

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

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mitesh Rathod

Date

08/04/2025