

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

Please Ask For: Emma Baumber
Direct Dial/Ext: 01455 255598
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/00353/NMA
Date: 13 June 2024



Hinckley & Bosworth Borough Council

Mr Mitesh Rathod
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR
United Kingdom

Dear Sir/ Madam

APPLICATION NO: 24/00353/NMA
Address: Land Off, Captains Lane, Markfield, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Land Off, Captains Lane, Markfield, Leicestershire, LE67 9UY.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission:

- Amendment to change the amend the trigger to submit details of play equipment and signing scheme for public right of ways until prior to occupation of phase 2 of the development

The proposal is considered acceptable subject to conditions as imposed on application 24/00074/CONDIT with the exception of Condition 30 and Condition 33 which have been amended as detailed below:

30. Prior to first occupation of any dwelling within Phase 2 of the development hereby approved, full details of the equipment to be provided within the designated equipped play spaces as indicated on:-

Detailed Planning Layout (1 of 4) - Drg No. 6675-A-01H received 12 March 2021

Detailed Planning Layout (2 of 4) - Drg No. 6675-A-02G received 12 March 2021

Detailed Planning Layout (3 of 4) - Drg No. 6675-A-03H received 12 March 2021

Detailed Planning Layout (4 of 4) - Drg No. 6675-A-04H received 12 March 2021

Shall be first submitted to and agreed in writing by the Local Planning Authority. The agreed play equipment shall be provided in full within one month of the final dwelling being occupied.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 19 of the Core Strategy.

33. Prior to first occupation of any dwelling within Phase 2 of the development hereby approved, a signing scheme in respect of the Public Rights of Way, should be submitted to and approved in writing by the Local Planning Authority. The agreed signing scheme shall be completed prior to first occupation of the development.

Reason: To ensure the path is easy to follow through the development in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 104 of the National Planning Policy Framework 2023.

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 24/00074/CONDIT).

Yours faithfully

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning