

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

Please Ask For: Matt Jedruch
Direct Dial/Ext: 01455 255809
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/00219/NMA
Date: 25 March 2024



Hinckley & Bosworth Borough Council

Richard West
Cerde Planning Ltd
The Old Vicarage
Castle Donington
DE74 2JB

Dear Richard,

APPLICATION NO: 24/00219/NMA
Address: Land off Wood Lane, Higham on the Hill

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 Wood Lane, Higham on the Hill.

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 21/01147/OUT:

- Amendment the wording of Conditions 13 and 14

The proposal is considered acceptable subject to conditions as imposed on application 21/01147/OUT and the amended conditions as detailed below:

13. a) No construction of the shop premises shall take place until a scheme for ventilation of the shop premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority.

b) The approved scheme shall be implemented in accordance with the agreed details before the shop premises are first brought into use for the development hereby approved and maintained in use thereafter.

Reason: To safeguard amenities of neighbouring properties in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. No construction of the shop premises shall take place until a scheme for protecting the approved dwellings from noise from the proposed commercial uses has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before the shop premises is first occupied.'

Reason: To ensure that the proposed use does not become a source of annoyance to nearby residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 21/01147/OUT).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown."

Christopher Brown MRTPI
Planning Manager (Development Management)