Hinckley & Bosworth Borough Council

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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: 193

Suffix:

Property Name:

Address Line 1: Shaw Lane

Address Line 2:

Address Line 3: Leicestershire

Town/city: Markfield

Postcode: LE67 9PW

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

Easting (x): 446319

Northing (y): 311765

Description:

Applicant Details

Name/Company

Title

Mr

First name

Surname

Moore

Company Name

Address

Address line 1

193 Shaw Lane

Address line 2

Address line 3

Town/City

Markfield

County

Leicestershire

Country

Postcode

LE67 9PW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Large

Company Name

Andrew Large Surveyors Ltd

Address

Address line 1

The Estate Office

Address line 2

Staunton Harold Hall

Address line 3

Melbourne Road

Town/City

Ashby de la Zouch

County

Country

Postcode

LE65 1RT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Development Description

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

- [ ] Access
- [x] Appearance
- [x] Landscaping
- [ ] Layout
- [x] Scale

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

Outline planning permission for the erection of up to 4 dwellings (some matters reserved except for access and layout) following the demolition of existing commercial buildings

Reference number

24/00040/OUT

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

11/03/2024

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

Approval of reserved matters; Appearance, landscaping and scale

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.

- Henderson Planning & Design - Site Location & Outline Consent, dated 29 September 2026.
- Henderson Planning & Design - Proposed Floor Plans, dated 29 September 2026.
- Henderson Planning & Design - Proposed Elevations, dated 29 September 2026.
- Henderson Planning & Design - Proposed Landscaping, dated 29 September 2026.
- Henderson Planning & Design - 3D Visuals / material palette.
- Heatons - Landscape & Ecological Management Plan (LEMP), September 2026.

Please list all drawing numbers submitted with this application for approval

- Henderson Planning & Design - Site Location & Outline Consent, dated 29 September 2026.
- Henderson Planning & Design - Proposed Floor Plans, dated 29 September 2026.
- Henderson Planning & Design - Proposed Elevations, dated 29 September 2026.
- Henderson Planning & Design - Proposed Landscaping, dated 29 September 2026.
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If applicable, please state the reasons for any changes to the original drawings

Not applicable

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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

Andrew Large Surveyors Ltd

Date

01/10/2026