

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

Please Ask For: Grant Perks, Planning Officer
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Our Ref: 24/00858/NMA
Date: 18 December 2024



Hinckley & Bosworth Borough Council

C/O Agent
C/o Miss Harriet Whalley
1 Park Row
Leeds
LS1 5HN

Dear Sir/Madam

APPLICATION NO: 24/00858/NMA

Address: Land South Of, 295 Main Street, Stanton Under Bardon, 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 south of 295 Main Street, Stanton Under Bardon, Leicestershire.

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 22/00527/OUT:

Amendment to site access plan to reflect the correct land ownership boundary of 295 Main Street

The proposal is considered acceptable subject to conditions as imposed on application 22/00527/OUT, attached for your information, and additional/amended conditions as detailed below:

3. 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:
 - Location Plan dwg no. n1686 001 Rev D (submitted 01.06.2022)
 - Site Access Retaining Wall Proposals dwg no DR-102-Rev C (submitted: 21.03.2023)
 - Site Access + Visibility Splays dwg no Site Access Plan 24005-BMC-24-XX-DR-C-SK01A received by the LPA on 11th September 2024
 - Swept Path Analysis (submitted: 21.03.2023)

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).

17. No part of the development shall be occupied until such time as the offsite works (pedestrian footways, retaining walls and embankment works) shown on Hub drawing number Site Access Plan 24005-BMC-24-XX-DR-C-SK01A received by the LPA on 11th September 2024 and PJS Consulting drawing number DR-102 Rev C have been implemented in full.

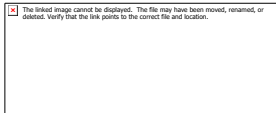
Reason: To mitigate the impact of the development, in the general interests of highway safety and in accordance policies DM10 and DM17 of the Site Allocations and Development Management Policies Development Plan Document and with the requirements of Sections 8, 9 and 12 of the National Planning Policy Framework (2024).

18. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown drawing number Site Access Plan 24005-BMC-24-XX-DR-C-SK01A received by the LPA on 11th September 2024 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 the National Planning Policy Framework (2024).

The details of this application/amendment should be read in conjunction with the original decision notice, reference: 22/00527/OUT.

Yours faithfully



Christopher Brown MRTPI
Head of Planning