



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (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)

444565

303105

Description

Land East Of The Windmill Inn Brascote Lane Newbold Verdon Leicestershire

Applicant Details

Name/Company

Title

Ms

First name

Esther

Surname

Wiles

Company Name

Persimmon Homes North Midlands

Address

Address line 1

Davidson House

Address line 2

Meridian Business Park

Address line 3

Meridian East

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE19 1WZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping.

Reference number

24/00854/REM

Date of decision

19/03/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-Material Amendment to Condition 1 (Approved Plans)

Please state why you wish to make this amendment

The Non-Material Amendment application is to accommodate:

- A new footpath from the site access off Brascote Lane to the LEAP

This then reduces the chance of attendees of the LEAP walking down the private drive serving plots 226-228 to the LEAP.

- The Substation

While submitting condition 4 of the Reserved Matters (materials of substation) we noticed the substation hadn't been shown on the plans despite the inclusion of condition 4 which requires the details of the sub to be submitted. This will be located opposite the pump station.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

TGDP_BLVN_MP-1 Colour Master Plan rev F
TGDP_BLVN_CPL-1 Colour Planning Layout RevF
TGDP_BLVN_PL-1 Planning Layout Rev I
TGDP_BLVN_PL-1-500 Planning Layout 1-500 Rev G
BG24.292 Brascote Lane Detailed Planing Plan POS_REV3
Newbold Verdon Drawing Register 26-02-25 received 13/03/25

New plan/drawing numbers

BG24.292 Brascote Lane Detailed Planting Plan POS_REV 6
TGDP_BLVN_CPL-1 Colour Planning Layout Rev H
TGDP_BLVN_PL-1 Planning Layout Rev L
TGDP_BLVN_PL-1-500 Planning Layout 1-500 Rev I
TGDP_BLVN_MP-1 Colour Masterplan Rev H
Newbold Verdon Drawing Register REV G 10-10-25

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RE: Brascote Lane, Newbold Verdon - Amendment

Date (must be pre-application submission)

25/09/2025

Details of the pre-application advice received

I sent an email on the 11th September confirming if the changes we wish to make can be made under a NMA or if it would be a S73 application. Matt confirmed on the 25th September "Yes the matters in your email of 11th September can be dealt with via a NMA application"

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 Non-Material Amendment 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

Esther Wiles

Date

10/10/2025