

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

**Please Ask For:** Joe Fleetwood, Planning Officer  
**Direct Dial/Ext:** 01455 255 605  
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**Our Ref:** 26/00576/NMA  
**Date:** 14 August 2026



## Hinckley & Bosworth Borough Council

C/o Mr S Raju  
R3design Developments LTD  
The Glasshouse  
9 Hallam Close  
Littlethorpe  
LE19 2LA

Dear Sir/ Madam

### **APPLICATION NO: 26/00576/NMA**

**Address:** Field Maple House, 34 Lindridge Lane, Desford, Leicester

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 Field Maple House, 34 Lindridge Lane, Desford, Leicester, 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 25/01125/FUL:

Non material amendment to planning permission 25/01125/FUL, amendments to units A & D.

The amendments are details on:

Site Layout Plan, Sheet 2 of 6, Drg No. 25.330.02 Rev B  
Floor Plans, Elevations - Unit A, Sheet 3 of 6, Drg No. 25.330.03 Rev A  
Floor Plans, Elevations - Unit D, Sheet 6 of 6, Drg No. 25.330.06 Rev A  
Block Plan, Drg No. 25.330.BP02 Rev B  
Site Layout Plan, Sheet 1 of 6, Drg No. 25.330.01 Rev B  
Application Form  
Covering Letter

The proposal is considered acceptable subject to conditions as imposed on application **25/01125/FUL**, and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Planning, Design and Access Statement  
Site Location Plan, Drg No. 25.330.OS2\_1:1250  
Floor Plans, Elevations - Unit B, Sheet 4 of 6, Drg No. 25.330.04

Floor Plans, Elevations - Unit C, Sheet 5 of 6, Drg No. 25.330.05  
Proposed Levels, Drg No.25808-GMB-XX-XX-DR-C-0110 Rev P02  
Horizontal Align and Setting Out, Drg No.25808-GMB-XX-XX-DR-C-0130 Rev P01  
Long Sections, Drg No.25808-GMB-XX-XX-DR-C-0131 Rev P01  
External Construction and Details Plan, Drg No.25808-GMB-XX-XX-DR-C-0150 Rev P02  
Vehicle Tracking Plan, Drg No. 25808-GMB-XX-XX-DR-C-0190-P01  
Tree Protection Measures as shown on Proposed Site Plan, Drg No. DEV251031-1356 - MWA TPP 01

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Site Layout Plan, Sheet 1 of 6, Drg No. 25.330.01 Rev B  
Site Layout Plan, Sheet 2 of 6, Drg No. 25.330.02 Rev B  
Floor Plans, Elevations - Unit A, Sheet 3 of 6, Drg No. 25.330.03 Rev A  
Floor Plans, Elevations - Unit D, Sheet 6 of 6, Drg No. 25.330.06 Rev A  
Block Plan, Drg No. 25.330.BP02 Rev B

Received under application 26/00576/NMA

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Planning Drawing - Sheet 2 of 6 - Site Layout, drawing number 25.330.02. Rev B. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

16. The materials to be used on the external elevations of the dwellings and hard landscaped surfaces shall be implemented in accordance with the list of Materials and Finishes on the approved Site Layout - Drawing No. 25.330.01 Rev B.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

17. Construction of the development shall be carried out in strict accordance with the Arboricultural Method Statement contained within the submitted Arboricultural Appraisal Report by MWA Arboriculture. This includes but is not limited to:
  - Maintaining protective fencing to BS5837 standards for the duration of the works and ensuring that ground protection remains in place wherever fencing cannot be installed.
  - No excavation, storage, or ground disturbance within Root Protection Areas (RPA) unless explicitly described in the approved documentation.
  - Where development results in incursions into the RPAs of retained trees, the specified mitigation must be followed without deviation.

- The use of no-dig cellular confinement system for the surfacing within the RPA of T23
- Any excavation within the RPAs of T04 and T13 must be undertaken manually and under direct arboricultural supervision, with any necessary root pruning carried out in accordance with NJUG10.

The existing trees shown to be retained on approved plan 'Planning Drawing- Sheet 2 of 6 Site Layout' Dwg No. 25.330.02 Rev B and 'Tree Protection Plan' Dwg No. MWA TPP 01 alongside the existing hedgerow on the eastern boundary of the development shall be retained for a period of five years following first occupation of the final dwelling to be occupied. Should the trees or hedgerow be damaged, destroyed or die during this period they shall be replanted within the following planting season in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To safeguard on site ecological features, alongside ensuring a satisfactory form of development, ensuring no detrimental impacts to the countryside, in accordance with Policies DM4, DM6 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 25/01125/FUL).

Yours faithfully



Christopher Brown MRTPI  
**Head of Planning**