



21 February 2024
Our Ref: 19-29

Hinckley and Bosworth Council Hinckley Hub
Rugby Road Hinckley
LE10 OFR
FAO Lesley Keel

Dear Sir / Madam,

Re: Non-Material Amendment Application — New Farm Site, Stanton under Bardon

We are instructed by M T Baines and Sons to submit a Non-Material Amendment Application in relation to the full planning permission secured under hybrid application reference 21/00531/HYB, for the relocation of the farm, including the construction of 2 new farm managers' dwellings off Ellistown Lane.

For clarification, this condition discharge application relates to the second section of the following hybrid application:

- **21/00531/HYB:** Hybrid application comprising of Outline permission for the erection buildings for storage and distribution uses (Class B8), general industry (Class B2) and associated infrastructure including the formation of a new access (All matters reserved expect for access) and Full planning permission for the demolition of existing farmstead and relocation, including the erection of 2 replacement farm managers dwellings and associated agriculture buildings and structures (Revised Scheme) I Wood Farm Stanton Lane Ellistown Coalville Leicestershire LE67 1FF.

The hybrid application was originally refused on 21st July 2021. This discharge of conditions application relates to the Conditions attached to the full planning permission decision notice that was granted following an appeal on 21st November 2021.

This non-material amendment application is accompanied by the following plans pursuant to the relevant conditions:

Revised building 3 drawing with amended roof angle

Revised building 4 drawing with amended roof angle and stanchion height

Reasons for changes:

Grain Store

The farm assurance red tractor scheme will not allow for loading of lorries of grain outside if the weather conditions are inclement, this will contaminate the grain and will lead to rejection of products on human/animal consumption grounds.



If the building heights were maintained as submitted then we would be unable to load lorries inside due to height restrictions and safety grounds.

Due to the evolution of larger machinery, it is important that the buildings are constructed to meet the ongoing standards and to avoid conflict with tipping trailers and building roof to avoid damage and falling debris.

The roofing suppliers advise that they do not give warranty to roofing products if laid at less than 12.5 degree slopes so we have had to revised the submitted drawings to ensure the compliance of the buildings.

Cattle shed

The roof slope amendment as required by the sheeting material suppliers will give additional benefit for the cattle as the additional air flow area will give higher rate of air changes within the building.

Yours Faithfully

A solid black rectangular box used to redact the signature of M W Conway.

M W CONWAY