

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

Please Ask For: Emma Baumber, Team Leader - Development Services
Direct Dial/Ext: 01455 255 598
Mobile: 07387 058 896
Email: emma.baumber@hinckley-bosworth.gov.uk
Our Ref: 25/00889/NMA
Date: 3 December 2025



**Hinckley & Bosworth
Borough Council**

Miss Sian Williams
Davidsons Developments Ltd
Rickyard Barn
Blisworth Hill Farm
Stoke Road
Blisworth
Northamptonshire
NN7 3DB

Dear Sir/ Madam

APPLICATION NO: 25/00889/NMA

**Address: Land North of Deepdale Farm, Lutterworth Road, Burbage,
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 North Of Deepdale Farm, Lutterworth Road, Burbage, 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 24/00139/FUL:

- Amendment to shared garden for plots 139 and 140
- House type substitution for plots 141-144 (replacing DH200VE with the DH260BE-5) and 145-146 (replacing DH302VE with the DH360BE BRE-5)
- Change to brick type for plots 149, 154 and 156

The proposal is considered acceptable subject to amended conditions to those imposed on application 24/00139/FUL and the additional condition as detailed below:

Amended conditions:

2. 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. BURB_400
 - Planning Layout dwg. no. BURB_101 Rev P08
 - Materials and Boundary Treatment Plan BURB_201 Rev P07
 - Garage Type SG1-4 Single Garage Front Gable Elevations and Floor Plans Rev A

- Garage Type SG3-4 Twin Single Garage Hipped Elevations and Floor Plans Rev B
- Garage Type SG10-4 Double Hipped Garage Elevations and Floor Plans Rev A
- Housetype Elevations and Floorplans DH301GE-5, DH360BRE-5 (AS and OP), DH313B-5, DH318B-5, DH409GH-5, DH425GG-5, DH430B-5, DH501G-5, AH16GE-5, AH21GE-5, AH31GE-5

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).

8. The bin collection points (BCPs) shall be implemented in accordance with the approved details on Planning Layout dwg. No BURB_101 Rev P08 prior to the first occupation of the dwelling to which they relate. Thereafter the BCPs shall be maintained as such in perpetuity.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

Additional condition:

18. Prior to its installation, full details of the proposed gate serving the bin store/garden area for Plot 139 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the gate shall be installed and retained in accordance with the approved details.

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).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 24/00139/FUL).

Yours faithfully

Christopher Brown MRTPI
Head of Planning