



**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	22
Suffix	
Property Name	
Address Line 1	Arnold Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Stoke Golding
Postcode	CV13 6JG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
440015	296946

Description

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Rowson

Company Name

Owl Homes

Address

Address line 1

Oakwood

Address line 2

Wykin Lane

Address line 3

Town/City

Stoke Golding

County

Leicestershire

Country

United Kingdom

Postcode

CV13 6JG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 to discharge condition 19 (Existing Passing Bays Improvements) attached to planning permission 22/00595/CONDIT. The original scheme was allowed at Appeal (Planning Ref: 19/01324/OUT & Appeal Ref: APP/K2420/W/20/3262295)

Reference number

19/01324/OUT & 22/00595/CONDIT

Date of decision

21/05/2021

What was the original application type?

Outline planning permission: Some matters reserved

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

Condition 19 of the appeal decision APP/K2420/W/20/3262295 states:

“No part of the development shall be occupied until a scheme detailing improvements to the existing passing bays shown indicatively on drawing ADC2042-DR-005 Rev P2 has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the approved scheme shall be completed prior to first occupation of any dwelling.”

Please state why you wish to make this amendment

We have received advice from our Highway Consultants stating that the impact on the highway network with a very small number of potential occupations would be minimal and that there are already some existing passing places on Wykin Lane, even without our S278 works. A solution may be to have an advisory right turn only system at the exit from the development, possibly reinforced by some limited Temporary Traffic Management. That would mean that drivers leaving the estate would avoid the relatively long length of Wykin Lane, but still be able to access the village amenities and beyond.

Therefore, we are looking for to vary the condition to be no longer per-occupation but up to 10 plots.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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

E-mail

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

Submission required to agree principle if supported by Highways

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

Jon Rowson

Date

03/02/2026