



CHARLES CHURCH

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Our Ref: PP- 13842737

Planning Services
Hinckley and Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

10th March 2025

Dear Sir/Madam,

PROPOSAL: Section 96A application to amend condition 1 (Approved Documents) of reserved matters planning application reference: 23/01204/REM for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works at Land South of Sketchley Grange Hotel, Sketchley Lane, Burbage, Leicestershire.

Further to the approval of the above referenced Reserved Matters Planning Application, please find enclosed details to support a S96A application to make amendments to the proposed layout. An application made under Section 96A of the Town and Country Planning Act 1990 can be used as a way of amending an existing planning permission, if the amendment is very minor and is not a material change to the development as approved.

Please find enclosed, on behalf of Charles Church North Midlands, an application made under Section 96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to the planning permission reference 23/01204/REM to amend the list of approved drawings in Condition 1.

Proposal

S96A application to amend plots at Land at Sketchley Lane, Burbage to avoid an easement which was not accounted for initially, widening of the Public Right of Way U67 and movement of the play area.

- Easement

The easement was an unknown factor which has recently come to light. As this easement will require access at all times the private drive serving plots 38-40 has been amended to accommodate for this access. However, this amendment has meant the area for plots 25-40 has reduced so smaller house types had been used to allow for appropriate garden sizes. These amendments have had a knock-on effect on the landscaping, materials plan and boundary treatments. The following is the list of changes made because of the easement:

- Plot 25 has been moved to avoid easement
- Plot 26 was a Broadhaven but is now a Hollicombe
- Plot 27 now has frontage parking
- Plot 34 has been reorientated to create more space for plots
- Plots 35 was a Hollicombe but is now a Broadhaven
- Plot 39 was a Hastings but is now a Cullen
- The private drive serving plots 38-40 has been realigned
- Plot 40 parking arrangements has moved to avoid easement

- Widening of the Public Right of Way

During discussions of condition 5 the width of the public right of way through the public open space needed to be amended to 3m from 2m to accord with the Highways Authorities specification. This application will amend the widths to 3m.



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- Movement of the Play Area

During engineering review of the site, the levels around the play area meant it was an inappropriate location for this, therefore the area of play has been moved to the other side of the public right of way. The area still accords with that agreed in the Section 106 and the equipment is as agreed during the Reserved Matters Application.

- Plot 126 Garage

Plot 126s garage has been pulled away from the red line boundary to allow for retention on the hedge on the boundary.

- Yellowwood 2

Plots 25 and 34 have an increased footprint, the rear extension has widened to increase the footprint by 205 sq. ft. Updated house type plans have been included to demonstrate this change.

- Window Materials

The colour of the windows have changed from grey to ivory, an updated material plan has been submitted. This is seen as a betterment from what was approved as its suits the character of the area better.

The Approved Mix

The plot substitutions of plots 26, 35 and 39 will not have an impact on the mix which was approved. The following table compares the approved mix and the proposed mix:

Unit Sizes	Approved	Proposed
2 beds		
Tunstall	10	10
3 beds		
Rhossilli S	6	6
Rhossilli D	2	2
Sandbanks S	2	2
Sandbanks D	8	8
Studland S	2	2
Studland D	9	9
4 beds		
Chopwell	2	2
Cullen	6	6
Hastings	3	3
Hollicombe	8	8
Bamburgh	6	6
Seacombe	15	15
5 beds		
Broadhaven	4	4
Oxwich	9	9
Walcott	5	5
Torrisdale	2	2
Yellowwood	3	1
Yellowwood 2	0	2
	102	102

As the housetype changes were done with the same size units the mix is the same as approved.



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Approved Plans and Revised Plans

This section 96A application seeks to amend the approved plans and documents on the decision notice as outlined below. Column 1 represents the approved documents as of condition 1 on the decision notice and column 2 represents the amendments to condition 1 of planning application 23/01204/REM. The superseded plans are crossed out in column 1 and the amended plans are highlighted in red in column 2. Additional Plans are highlighted in blue in column 2.

Column 1- Approved Plans	Column 2 – Revised Plans
Basin Sections 030A (submitted: 22.04.2024)	Basin Sections 030A (submitted: 22.04.2024)
Boundary Treatment Plan BTP-1 (Rev F)	Boundary Treatment Plan BTP-1 (Rev N)
Colour Masterplan CMP-1 (Rev G)	Colour Masterplan CMP-1 (Rev J)
Colour Planning Layout CPL1 (Rev G)	Colour Planning Layout CPL1 (Rev J)
Detailed Hard Landscape Proposals 13 (Rev D) (Rev G)	JBA 23-348 -13 Detailed Hard Landscape Proposals REV L
Detailed Hard Landscape Proposals 14 (Rev D) (Rev G)	JBA 23-348 -14 Detailed Hard Landscape Proposals REV L
Detailed Hard Landscape Proposals 15 (Rev G)	Detailed Hard Landscape Proposals 15 (Rev G)
Detailed Hard Landscape Proposals 16 (Rev G)	Detailed Hard Landscape Proposals 16 (Rev G)
Detailed Soft Landscape Proposals 01 (Rev G)	Detailed Soft Landscape Proposals 01 (Rev G)
Detailed Soft Landscape Proposals 02 (Rev G)	JBA 23-348 -02 Detailed Soft Landscape Proposals REV M
Detailed Soft Landscape Proposals 03 (Rev G)	Detailed Soft Landscape Proposals 03 (Rev G)
Detailed Soft Landscape Proposals 04 (Rev G)	JBA 23-348 -04 Detailed Soft Landscape Proposals REV M
Detailed Soft Landscape Proposals 05 (Rev G)	JBA 23-348 -05 Detailed Soft Landscape Proposals REV M
Detailed Soft Landscape Proposals 06 (Rev G)	Detailed Soft Landscape Proposals 06 (Rev G)
Detailed Soft Landscape Proposals 07 (Rev G)	Detailed Soft Landscape Proposals 07 (Rev G)
Detailed Soft Landscape Proposals 08 (Rev G)	Detailed Soft Landscape Proposals 08 (Rev G)
Detailed Soft Landscape Proposals 09 (Rev G)	Detailed Soft Landscape Proposals 09 (Rev G)
Detailed Soft Landscape Proposals 10 (Rev G)	Detailed Soft Landscape Proposals 10 (Rev G)
Detailed Soft Landscape Proposals 11 (Rev G)	Detailed Soft Landscape Proposals 11 (Rev G)
Detailed Soft Landscape Proposals 12 (Rev G)	JBA 23-348 -12 Detailed Soft Landscape Proposals REV M
Drainage Strategy 005E	Drainage Strategy 005E
External Levels SH1 020E	External Levels SH1 020E
External Levels SH2 021E	External Levels SH2 021E
External Levels SH3 022C	External Levels SH3 022C
Flood Route Plans 035D	Flood Route Plans 035D
General Arrangement Planning 050E	General Arrangement Planning 050E
Materials Plan MP-1 (Rev D)	Materials Plan MP-1 (Rev N)
Planning Layout PL1 (Rev G)	Planning Layout PL1 (Rev N)
Planning Layout PL1 500 (Rev F)	Planning Layout PL1 500 (Rev L)
Proposed Double Garage Floor Plans and Elevations (Rev A)	Proposed Double Garage Floor Plans and Elevations (Rev A)
Proposed Equipped Children's Play Area Q10013 A	Q10013_E_Sketchley Grange, Burbage Plan
Proposed House Types & Elevations Part 1 (Rev 2)	Proposed House Types & Elevations Part 1 (Rev 2)
Proposed House Types and Elevations Part 2 (Rev 2)	Proposed House Types and Elevations Part 2 (Rev 2)
Proposed Single Garage Floor Plans and Elevations (Rev A)	Proposed Single Garage Floor Plans and Elevations (Rev A)
Proposed The Cullen House Type Ground Floor Plan	Proposed The Cullen House Type Ground Floor Plan
Proposed Triple Garage Floor Plan and Elevations (Rev A)	Proposed Triple Garage Floor Plan and Elevations (Rev A)
Proposed Twin Garage Floor Plans and Elevations (Rev A)	Proposed Twin Garage Floor Plans and Elevations (Rev A)
Proposed POS Soft Landscaping 04 Rev D	Proposed POS Soft Landscaping 04 Rev D
Proposed POS Soft Landscaping 05 Rev D	Proposed POS Soft Landscaping 05 Rev D
Public Open Space Phasing Plan 001	Public Open Space Phasing Plan 001



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	POS Categorisation Plan TGDG-SG-BHPOS-CP Rev G
	61301_2DFP_Charles Church - Sketchley Grange - Yellowwood 2

In addition to the above we are seeking to amend the following conditions attached to 23/01204/REM to reflect the updated layout. The below are the suggested amended conditions:

Condition 5 – Treatment of the Public Right of Way

~~No development above floor plate level shall take place until a scheme for the treatment of the Public Rights of Way (Footpath U64 and Bridleway U67) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of, but not limited to, the surfacing, width, depth, and landscaping of the Public Rights of Way, and their associated way marking, and accessibility improvements, together with a timetable for its implementation. Thereafter, the development~~ **the treatment of the Public Rights of Way** ~~has been carried out in accordance with the~~ **POS & Existing Footpaths Surface Scheme - Rev C** ~~agreed scheme and timetables.~~

Condition 7 – Link to Troon Way

~~Prior to the development being first occupied details of the pedestrian link from Public Right of Way Bridleway U67 to Troon Way immediately to the east of Plot 24 to link into the existing hard surfaced link to Troon Way shall be~~ **delivered in accordance with POS & Existing Footpaths Surface Scheme - Rev C** ~~submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not be limited to, the link's surfacing, depth, width, landscaping, and timetable for implementation. The proposed scheme shall be implemented in accordance with the approved details and shall be retained available for use thereafter.~~

The planning application fee of £293.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-13842737. Should you require any further information or clarification on any of the above then please contact me.

Kind regards, On behalf of Charles Church

Esther Wiles

Planner

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