

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

Please Ask For: Tim Hartley, Team Leader - Development Services
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Our Ref: 25/00538/NMA
Date: 10 July 2025



**Hinckley & Bosworth
Borough Council**

Bellway Homes Limited
c/o Alasdair Avila-Thorne
Marrons
The Atrium
Waterfront Plaza
35 Station Street
Nottingham
NG2 3DQ

Dear Sir/ Madam

APPLICATION NO: 25/00538/NMA

Address: Land Off, Desford Lane, Ratby, 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 Off, Desford Lane, Ratby, 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 24/01090/REM

- Amendment required to align with Section 38 Agreement
- Amendments to landscaping
- Addition of a gas governor

The proposal is considered acceptable subject to conditions as imposed on application 24/01090/REM and additional/amended conditions as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application drawings as follows:
 - o Site Location Plan 082404-BEL-EM-06 (submitted 29.11.24)
 - o Supporting Planning Layout 082404-BEL-EM-02 Rev D (02.06.25)
 - o Detailed POS Planting Plan - General Arrangement 12963-FPCR-XX-XX-DR-L-0005 Rev P05 Sheet 1 of 4 (submitted 02.06.25)
 - o Detailed POS Planting Plan 12963-FPCR-XX-XX-DR-L-0006 Rev P05 Sheet 2 of 4 (submitted 02.06.25)
 - o Detailed POS Planting Plan 12963-FPCR-XX-XX-DR-L-0007 Rev P04 Sheet 3 of 4 (submitted 02.06.25)
 - o Detailed POS Planting Plan 12963-FPCR-XX-XX-DR-L-0008 Rev P04 Sheet 4 of 4 (submitted 02.06.25)
 - o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0009 Rev P01 (submitted 19.02.24)

- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0010 Rev P02 Sheet 1 of 7 (submitted 08.04.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0011 Rev P01 Sheet 2 of 7 (submitted 19.02.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0012 Rev P01 Sheet 3 of 7 (submitted 19.02.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0013 Rev P01 Sheet 4 of 7 (submitted 19.02.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0014 Rev P01 Sheet 5 of 7 (submitted 19.02.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0015 Rev P01 Sheet 6 of 7 (submitted 19.02.24)
- o Detailed On Plot Landscape Plan 12963-FPCR-XX-XX-DR-L-0016 Rev P01 Sheet 7 of 7 (submitted 19.02.24)
- o Detailed LEAP Plan 12963-FPCR-XX-XX-DR-L-0003 Rev P02 (submitted 13.02.24)
- o Detailed Play Trail Plan 12963-FPCR-XX-XX-DR-L-0004 Rev P02 (submitted 13.02.24)
- o Landscape Typologies Plan 12963-FPCR-XX-XX-DR-L-0002 Rev P04 (submitted 02.06.25)
- o Tenure Layout 082404-BEL-EM-04 Rev D (submitted 02.06.25)
- o Materials Distribution Plan 082404-BEL-EM-07 Rev D (submitted 02.06.25)
- o Boundary Treatment Layout 082404-BEL-EM-08 Rev C (submitted 02.06.25)
- o All House Types submitted 29.11.24 and 07.02.25

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

2. Each dwelling hereby permitted shall not be occupied until such time as the parking and turning facilities associated with each respective plot has been implemented in accordance with the Supporting Planning Layout 082404-BEL-EM-02 Rev D (02.06.25). Thereafter the onsite parking (and turning) provision, which includes all garages, 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 accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Plan.

3. Notwithstanding the details shown on the approved Boundary Treatment Layout 082404-BEL-EM-04 Rev D (submitted 02.06.25) no fencing shall be erected on any plot featuring decorative fencing until a sample of the proposed decorative fencing has been submitted to or made available for viewing and approved in writing by the Local Planning Authority. Should the decorative fencing not be approved on any plot it shall be replaced with a brick wall of the same brick used in the construction of the relevant house.

Reason: In the interests of the character and appearance of the site in accordance with Policy DM10 of the 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: 24/01090/REM).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown".

Christopher Brown MRTPI
Head of Planning