

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

Please Ask For: Ashleigh Gade, Planning Officer
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Our Ref: 25/00425/NMA
Date: 16 July 2025



**Hinckley & Bosworth
Borough Council**

Miss Sarah Allsop
Allison Homes East Midlands Limited
7 Boundary Court
Willow Farm Business Park
Castle Donington

Dear Sir/ Madam

APPLICATION NO: 25/00425/NMA

**Address: Land South Of, 295 Main Street, Stanton Under Bardon,
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 South Of, 295 Main Street, Stanton Under Bardon, 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 22/00527/OUT:

Amendments to the wording of Condition 22 to refer to Revision A of the Tree Survey & Arboricultural Implications Assessment, Tree Retention & Removal Plan submitted to the LPA on 8 November 2022 during assessment of 22/00527/OUT.

The proposal is considered acceptable subject to conditions as imposed on application 22/00527/OUT, attached for your information, and additional/amended conditions as detailed below:

22. Before any development commences on site, including site works of any description, a Tree Protection Plan for the Category B Tree, T23, as identified within the submitted Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan Revision A (submitted: 08.11.2022), which has been prepared by a suitably qualified arboriculturist shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left unsevered. The development shall be implemented in accordance with the approved Tree Protection Plan.

Reason: To ensure that the Category B tree on site is retained and adequately

protecting during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016), and Paragraph 180 of the National Planning Policy Framework (Dec 2023).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 22/00527/OUT).

Yours faithfully

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

Christopher Brown MRTPI
Head of Planning