

Date: 8th May 2024
Your Ref: PP-12984886
Our Ref: 15137a

DWD

69 Carter Lane
London
EC4V 5EQ

Mr Harry White,
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Dear Mr White

APPLICATION UNDER 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/01050/FUL AT INTERLINK WAY SOUTH, BARDON HILL, COALVILLE LE67 1PE

On behalf of our client, please find enclosed an application for non-material amendments to planning permission 20/01050/FUL which was approved by the Council on 16th March 2021. This application is made under Section 96A of the Town and Country Planning Act. Development of the site commenced prior to the 16th March 2024 and is currently underway, however the applicant wishes to make a number of changes which DWD would consider non-material in nature. We are applying under section 96a the Act, to seek confirmation that the Local Planning Authority agrees.

The approved description of development is as follows:

“Development of the site for storage of operational vehicles, including alterations to warehouse, access and parking, installation of lighting columns, fencing, hardstanding, bicycle storage and smoking shelters, landscaping, EV charging, and associated development”.

The amendments sought follow detailed design of the approved development and include:

- The relocation of a louvre onto the eastern elevation.
- Alteration to the DNO area found to the north east of the Site including the addition of a primary substation, this will also result in amendments to the kerbs and white lining.
- The relocation of a loading door on the northern elevation.
- The realignment of parking spaces.

Overall, it is considered that the amendments proposed do not materially change the consent granted and therefore can be considered non-material. The amendments are required to improve the efficiency of the site layout following detailed design and to ensure the approved development meets the requirements of the future occupier.

The table below sets out the drawings which have been submitted to support the NMA, and the corresponding drawings approved under application reference 20/01050/FUL which are to be replaced.

DRAWING NAME	APPROVED DRAWING REFERENCE	PROPOSED NON-MATERIAL AMENDMENT DRAWING REFERENCE
Proposed Site Plan	7371-SMR-13-ZZ-DR-A-2012-S2 Rev P6	7371-SMR-13-ZZ-DR-A-2012-S3 Rev 14
Warehouse Proposed Elevations	7371-SMR-13-ZZ-DR-A-2013-S2 Rev P2	7371-SMR-13-ZZ-DR-A-2013-S3 Rev P10
Proposed Building Plans	7371-SMR-13-ZZ-DR-A-2014-S2 Rev P2	7371-SMR-13-ZZ-DR-A-2014-S3 Rev P6
Sub-Station & Transformer & EV Charging Post Details	7371-SMR-13-ZZ-DR-A-2019-S2 Rev P2	7371-SMR-13-ZZ-DR-A-2019-S2 Rev P5
External Works Details	7371-SMR-13-ZZ-DR-A-2017-S2 Rev P2	7371-SMR-13-ZZ-DR-A-2017-S2 Rev P4

We consider the changes to be non-material having regard to the following analysis:

- The changes will not amend the use of the approval;
- The changes will not result in an intensity of the use;
- The changes would not result in a change to the description of the application or conflict with conditions;
- The red line area remains the same;
- The changes would not have any implications in terms of adopted policy;
- The changes to the appearance would not materially alter the aesthetic of the site;
- The changes are not such that they would warrant re-consultation;
- No increase to the height on site is proposed;

We trust that we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me or my colleague Georgina Smith (020 3327 6287/georgina.smith@dwd-ltd.co.uk).

Yours faithfully,



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DWD

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