



**Hinckley & Bosworth
Borough Council**

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01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	
Suffix	
Property Name	Lodge Farm, Land Adjacent
Address Line 1	Wood Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Nailstone
Postcode	CV13 0QP

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

Easting (x)	Northing (y)
442890	308118

Description

Applicant Details

Name/Company

Title

First name

Surname

BF Trading Ltd

Company Name

Address

Address line 1

Lodge Farm, Land Adjacent Wood Road

Address line 2

Address line 3

Town/City

Nailstone

County

Leicestershire

Country

Postcode

CV13 0QP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Nigel

Surname

Reeves

Company Name

Nigel Reeves Planning

Address

Address line 1

27 Meadhurst Road

Address line 2

Western Park

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE36FR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of part of land for the siting of storage container units (Use Class B8) and a machinery and maintenance building, vehicle access, screen wall and screen planting.

Reference number

20/00020/FUL

Date of decision (date must be pre-application submission)

24/06/2020

Please state the condition number(s) to which this application relates

Condition number(s)

5 - Great Crested Newt Mitigation

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The extent of the proposed works required by the Great Crested Newt (GCN) Mitigation Strategy - in particular the excessive length of access road leading to the site of the proposed storage containers - plus the time of year where ecological consultants are in short supply, has resulted in difficulty in getting the full extent of the required GCN Mitigation Strategy completed before the development has to be commenced.

To enable this Condition 5 is required to be amended to allow a phased development so that the development to be commenced.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 5 of 20/00020/FUL is requested to be amended (changes shown in brackets) as follows:

Prior to the commencement of any development on the site (or, if the development is phased, that particular phase of the development) the mitigation measures as outlined in the Great Crested Newt Mitigation Strategy (Middlemarch Environmental, November 2019) (or any subsequently agreed GCN Precautionary Method of Works or any other agreed Mitigation Strategy) shall be implemented in full and retained on the site at all times during the construction of the proposed scheme.

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

First Name

Surname

Reference

Date (must be pre-application submission)

05/04/2023

Details of the pre-application advice received

Understood reason for submitted s73 application to enable the development to be commenced before it expires. Advised to submit application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Nigel Reeves

Date

10/04/2023