

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

Please Ask For: Matt Jedruch
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Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 25/00477/NMA
Date: 13 June 2025



**Hinckley & Bosworth
Borough Council**

Graeme Warriner
Stantec
7 Soho Square
London
W1D 3QB

Dear Graeme,

Application No: 25/00477/NMA
Proposal: Non-Material Amendment to Planning Permission 24/00672/REM.
Changes to turning head, bike shelter arrangement, widening of
footpath, relocation of substation, minor changes to window and
elevation treatment, and 300mm building height increase

Address: Plot 44, Horiba Mira Ltd, Mira Drive, Lindley

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) at Plot 44, Horiba Mira Ltd, Mira Drive, Lindley.

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 24/00672/REM.

The proposal is considered acceptable subject to the amended conditions as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details as follows:
 - SGP-ZZ-ZZ-DR-A-101001 P01 - Site Location Plan
 - SGP-ZZ-ZZ-DR-A-131001 - Existing Site Plan
 - SGP-ZZ-ZZ-DR-A-131010 P10 - Proposed Site Plan
 - SGP-ZZ-ZZ-SR-A-131100 P02 - Proposed Floor Plans
 - SGP-ZZ-ZZ-DR-A-131101 P07 - Proposed Roof Plan
 - SGP-ZZ-ZZ-DR-A-131300 P05 - Proposed Elevations (1 of 2)
 - SGP-ZZ-ZZ-DR-A-131301 P05 - Proposed Elevations (2 of 2)
 - SGP-ZZ-ZZ-DR-A-131210 P02 - Proposed Sections

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

2. The materials to be used on the external elevations of the development hereby approved shall be implemented in accordance with the list of Materials and Finishes on the submitted application details as follows: - SGP-ZZ-ZZ-DR-A-131300 P05 - Proposed Elevations (1 of 2)
2) - SGP-ZZ-ZZ-DR-A-131301 P05 - Proposed Elevations (2 of 2)

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The finished floor levels shall then be implemented in accordance with the approved Proposed Sections- Drawing No. SGP-ZZ-ZZ-DR-A-131210 P02.

Reason: To ensure that the development has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

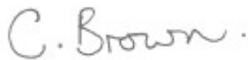
4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the drawing titled 'Site Plan - Base Build' drawing no. SGP-ZZ-ZZ-DR-A-131010 P10. Thereafter the onsite parking and turning provision shall be kept 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 the interests of highway safety and in accordance with Policy DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (December 2024).

5. The approved hard and soft landscaping scheme shall be carried out in accordance with the Landscape Proposals hereby approved (Drawing No. 1238-TFC-44-XX-DR-L-1001 Rev P07) in the first planting season following the first occupation of the development to which it relates. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the work is carried out within a reasonable period and thereafter maintained in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Yours faithfully



Christopher Brown MRTPI
Planning Manager (Development Management)