



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land off Desford Lane, Ratby

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Alasdair

Surname

Avila-Thorne

Company Name

Marrons

Address

Address line 1

The Atrium

Address line 2

Waterfront Plaza

Address line 3

35 Station Street

Town/City

Nottingham

County

Country

Postcode

NG2 3DQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

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

Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 21/01295/OUT for 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point

Reference number

24/01090/REM

Date of decision

16/05/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

A non-material amendment is required in align with the Section 38 Agreement with the Local Highways Authority. This amendment has enabled housing plots on these roads to have larger front gardens. Additionally, a gas governor has been added to the layout and a small amendment to the front of the site in respect of the flowering seed mix is proposed to allow for a longer season of flowering.

Please state why you wish to make this amendment

These amendments are made to align with the S.38 comments and improve the site landscaping.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

082404-BEL-EM-01 Rev C - Presentation Planning Layout
082404-BEL-EM-02 Rev C - Supporting Planning Layout
082404-BEL-EM-03 Rev C - Storey Heights Layout
082404-BEL-EM-04 Rev C - Tenure Layout
082404-BEL-EM-05 Rev C - Unit Type Layout
082404-BEL-EM-07 Rev C - Material Distribution Layout
082404-BEL-EM-08 Rev B - Boundary Treatment Plan
12963-FPCR-XX-XX-DR-L-0001-P06 - Landscape Strategy Plan
12963-FPCR-XX-XX-DR-L-0002-P02 - Landscape Typologies Plan
12963-FPCR-XX-XXDR-L-0005-0008 P03/P01 - Detailed POS Plans

New plan/drawing numbers

082404-BEL-EM-01 Rev D - Presentation Planning Layout
082404-BEL-EM-02 Rev D - Supporting Planning Layout
082404-BEL-EM-03 Rev D - Storey Heights Layout
082404-BEL-EM-04 Rev D - Tenure Layout
082404-BEL-EM-05 Rev D - Unit Type Layout
082404-BEL-EM-07 Rev D - Material Distribution Layout
082404-BEL-EM-08 Rev C - Boundary Treatment Plan
12963-FPCR-XX-XX-DR-L-0001-P08 - Landscape Strategy Plan
12963-FPCR-XX-XX-DR-L-0002-P04 - Landscape Typologies Plan
12963-FPCR-XX-XXDR-L-0005-0008 P05 - Detailed POS Plans

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Alasdair Thorne

Date

27/05/2025