



**Hinckley & Bosworth
Borough Council**

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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

Westfield Farm, Keats Lane, Earl Shilton, Leicester, Leicestershire

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Salt

Company Name

Avant Homes West Midlands

Address

Address line 1

Wingfield Court

Address line 2

18 Coventry Road

Address line 3

Coleshill

Town/City

Birmingham

County

Country

Postcode

B46 3BE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Variation of condition 1 (approved plans) of reserved matters approval 18/00225/REM. Variation consist of; Substitution of Plan Number - Planning Layout (EARL-SL-014 rev K) to revised plan - EARL-RPSL-001. Substitution of Plan Number - House type pack September 2018 to revised plan - House Type Pack May 2022

Reference number

22/00446/CONDIT

Date of decision

13/04/2023

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

Non material amendment to formalise a change to the approved planning permission 22/00446/CONDIT to (1) allow for a fence in place of the cricket netting, (2) minor adjustment to the location of the NEAP and (3) creation of two ponds at a size of 150m2 – 200m2 and a minimum depth of 1.5m for GCN habitat creation to the rear of Plots 1 to 8

Please state why you wish to make this amendment

- 1) The height and location of the net as approved is ineffective given the distance from the square, placed down a slope and behind an existing tree line. We have correspondence from LaboSports to corroborate this.
- 2) The erection of a net in this location is likely to need tree removal and canopy reductions which will require on going maintenance. Neither the club or Avant want to remove or prune any trees along this boundary for amenity reasons
- 3) The cricket club has experienced a lot of anti-social behaviour which most recently saw their pavilion damaged and would much prefer for security along this boundary. Avant proposes to place a 2.0m high green metal fence along the same line as the proposed cricket net. Whilst the fence, strictly speaking, does not require formal planning permission, the detail and alignment of the fence, is shown on the enclosed drawing reference 3187 CNA 001 Rev A.
- 4) Minor adjustment to the location of the NEAP as agreed via email
- 5) Following consultation with Natural England, the two additional GCN ponds act as replacement mitigation measures to ensure the site delivers the required level of habitat

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Cricket Ball Stop Netting EARL-CN-01

New plan/drawing numbers

3187 CNA 001 Rev A
3187 NEAP 001 Rev D
Ball Striking Risk Assessment from LaboSport dated 13.04.2026

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

08/03/2026

Details of the pre-application advice received

Various written correspondence to agree approach prior to submission

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

Sam Salt

Date

19/08/2026

Amendments Summary

Include information on additional GCN ponds and ball striking risk assessment