

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

Please Ask For: Emma Baumber, Team Leader
Direct Dial/Ext: 01455 265598
Email: emma.baumber2@hinckley-bosworth.gov.uk
Our Ref: 26/00091/NMA
Date: 26 June 2026



Hinckley & Bosworth Borough Council

Torsion Projects Ltd
Tomlinson House
Capitol Boulevard
Morley
Leeds
LS27 0TS

Dear Sir/ Madam

APPLICATION NO: 26/00091/NMA

Address: The Trinity Centre, Marchant Road, Hinckley, Leicestershire,
LE10 0LQ

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at The Trinity Centre, Marchant Road, Hinckley, Leicestershire, LE10 0LQ.

Following consideration of the information submitted I can confirm that the following works listed below are considered to be non-material amendments to planning permission 25/00354/FUL:

Non-material amendment to planning permission 25/00354/FUL. Amendments to bin store location, roof plans to provide lift overruns, balustrading, window surround and balcony size. Addition of smoking shelter, air source heat pump and rainwater pipes.

These amendments are detailed on:

- Proposed Site Ground Floor Plan A003 Rev K
- Proposed Bin Cycle ASHP Smoke Sub Plans Dwg. No A400 Rev C
- Proposed Ground Floor Plan Dwg. No A100 Rev D
- Proposed First Floor Plan Dwg. No A101 Rev D
- Proposed Second Floor Plan Dwg. No A102 Rev D
- Proposed Roof Plan Dwg. No A103 Rev D
- Proposed S-E & N-W Elevations Dwg. No A200 Rev I
- Proposed N-E & S-W Elevations Dwg. No A201 Rev I

The proposal is considered acceptable subject to the conditions originally imposed on application **26/00091/NMA** and the amended conditions below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as detailed below:

- Location Plan Dwg. No. A001 Rev A
- Proposed Boundary Treatment Dwg. No. A004 Rev C
- Proposed Levels Dwg. No A005 Rev B
- Proposed Entrance from Marchant Road Dwg. No. A006 Rev A
- Sections Dwg No. A300 Rev A

As approved under application 25/00354/FUL

- Proposed Site Ground Floor Plan A003 Rev K
- Proposed Bin Cycle ASHP Smoke Sub Plans Dwg. No A400 Rev C
- Proposed Ground Floor Plan Dwg. No A100 Rev D
- Proposed First Floor Plan Dwg. No A101 Rev D
- Proposed Second Floor Plan Dwg. No A102 Rev D
- Proposed Roof Plan Dwg. No A103 Rev D
- Proposed S-E & N-W Elevations Dwg. No A200 Rev I
- Proposed N-E & S-W Elevations Dwg. No A201 Rev I

As submitted under application 26/00091/NMA

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).

9. No part of the development hereby permitted shall be occupied until such time as the access arrangements onto the wider development spine road shown on G4 Architects drawing number A003 Rev. K have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

12. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with G4 Architects drawing number A003 Rev. K. Thereafter the onsite parking and turning provision shall be kept available for such use(s) 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 DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024)

13. The development shall not be first occupied until such a time as the bin store and cycle/garden store is available for use in accordance with the approved plan

Proposed Bin Store and Cycle/Garden Store A400 Rev C. Thereafter the bin and cycle store shall be retained and maintained in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance and adequate bin and cycle storage in accordance with Policies DM10, DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016).

21. Notwithstanding the approved plans, prior to above ground development full details of the materials to be used on the external elevations of the residential care facility have been submitted to, and approved in writing by the Local Planning Authority.

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

The details of this application/amendment should be read in conjunction with the original decision notice (reference: **25/00354/FUL**).

Yours faithfully



Christopher Brown MRTPI
Head of Planning