

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

Please Ask For: Matt Jedruch
Direct Dial/Ext: 01455 255809
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 26/00165/NMA
Date: 9 June 2025



**Hinckley & Bosworth
Borough Council**

Claire Anderton
Stephen George and Partners
Waterfront House
2A Smith Way
Grove Park
Leicester
LE19 1SX

Dear Claire,

Application No: 26/00165/NMA
Address: Land North of A47 Normandy Way and east of Stoke Road, Hinckley

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 Land North East of Triumph Motorcycles Ltd, Normandy Way, Hinckley.

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 25/00537/REM:

- The addition of turning heads on non-adoptable private drives outside plot 317 and plot 414.
- The turning head outside plots 39 & 40 has been moved south.
- The access paths to plots 30-32 have been amended.
- The public footpath has been revised outside plot 317 and plots 39 & 40
- The boundary wall to the garden of plot 40 has been revised to a fence and the line altered.
- Garden boundary walls have been changed to a fence to the rear of gardens to plots 5, 14, 25, 30-34, 37, 38, 318-320, 340, and 341.
- Bin collection points have been relocated.
- The parking bays either side of the apartment bin store have moved 5000mm away from the store.
- Side windows to the 591 house type at plots 2 and 37 have been removed.
- The house type at Plot 20 is to be substituted from a 242 to a 341 and the house type at plot 21 is substituted to a 232 house type.

The proposal is considered acceptable subject to conditions as imposed on application 25/00537/REM, attached for your information, and the amended condition as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details on the revised Drawing List received on 03/06/2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives:

- Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.
- Public Rights of Way must not be re-routed, encroached upon, or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- If there are any Public Rights of Way which the applicant considers impracticable to retain on their existing lines, a separate application for diversion is required. It should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Public Rights of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
- No new gates, stiles, fences, or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way, and the County Council may be obliged to require its immediate removal.

Yours faithfully



Christopher Brown MRTPI
Head of Planning