



**Hinckley & Bosworth
Borough Council**

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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

The site is located south of Markfield Road, Ratby. It comprises of two arable fields and is bordered to the north by a natural green buffer (Martinshaw Wood) against Markfield Road which also forms the site access. To the east of the site there is more natural buffer land where Pear Tree Wood is located, to the south lies rough natural pasture land and to the west is the development area phase 1 under construction (Planning Ref.20/00462/FUL).

Applicant Details

Name/Company

Title

Mr

First name

Dave

Surname

Walgate

Company Name

Lagan Homes Ltd.

Address

Address line 1

Lagan Homes England

Address line 2

Finance House

Address line 3

Beaumont Road

Town/City

Banbury

County

Oxfordshire

Country

Postcode

OX16 1RH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Cooper

Company Name

Cooper Rogers architects

Address

Address line 1

42 Patrick Street

Address line 2

Address line 3

Town/City

Market Harborough

County

Country

GB

Postcode

LE16 9HP

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 (appearance, landscaping, layout and scale) for outline application 22/00648/OUT for residential development of up to 75 dwellings alongside associated site infrastructure and open space and discharge of condition 2.

Reference number

24/00461/REM

Date of decision

23/01/2025

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

1. Palmerstown House Type: amend canopy to larger type with posts (see attached image) (Plots 1, 4, 27, 28, 41)
2. Plots 19-23, 33-36, 39, 40: amend canopies from mono pitch to apex type (GRP type for on site tiling)
3. Change white front doors to Black (Plots 2, 3, 5-7, 15, 25, 26, 30, 31, 44, 45, 51, 52, 55, 60, 61, 65, 66, 69, 71, 73, 74)
4. Change white garage doors to black (Plots 1-4, 9-17, 24-32, 41, 55, 58, 59, 62, 63, 68, 69, 71, 72, 75)

Please state why you wish to make this amendment

- Points 1-2 are proposed to better articulated the street scene, with point 1 intended to provide a little more variation to the larger house type.
- Point 3 is proposed following customer feedback from phase 1 residents, and shall ensure the doors don't fade or yellow, as is often the case with white GRP.
- Point 4 is proposed to correspond to phase 1 of the development.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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

Matthew Cooper

Date

14/04/2026