



**Hinckley & Bosworth
Borough Council**

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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	8
Suffix	
Property Name	The Old Rectory
Address Line 1	Rectory Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Market Bosworth
Postcode	CV13 0LS

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

Easting (x)	Northing (y)
440757	302954

Description

The property / site is now known as 'Hinckley House School'. For the purpose of this planning application (a non-material amendment to the original planning permission) we have kept the address the same for consistency / clarity.

Applicant Details

Name/Company

Title

Mr

First name

Rupert

Surname

Litherland

Company Name

Witherslack Group Limited

Address

Address line 1

Lupton Tower

Address line 2

Address line 3

Town/City

Lupton

County

Lancashire

Country

United Kingdom

Postcode

LA6 2PR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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

Change of use of the Old Rectory from a dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), erection of two single storey classrooms, a Multi-Use Gaming Area (MUGA), revised parking layout with electric charging points, widening of access, replacement perimeter fencing and external landscaping, works to trees and other works.

Reference number

23/00667/FUL

Date of decision

15/12/2023

What was the original application type?

Full planning permission

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

This application seeks a non-material amendment to the wording of Condition 14and 15 scheduled to planning permission 23/00667/FUL dated 15th December 2023 to allow for an amendment to the approved highways works and extended period of time for highways works to be completed.

Please state why you wish to make this amendment

Please refer to the submitted cover letter for further details.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing Ref. 210777-01 Rev C

New plan/drawing numbers

Drawing Ref. 210777-01 Rev D

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)

28/04/2025

Details of the pre-application advice received

Informal discussions held with the Planning and Highways teams following ongoing discussions with the S.278 LCC Team. Please refer to the submitted cover letter for further details.

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

Rupert Litherland

Date

21/05/2025