

Delegated Report

Planning Ref: 26/00246/NMA

Applicant: Mr Adrian Burr

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Land Rear Of 5 - 15 The Coppice Burbage

Proposal: Non-material amendment to planning permission 25/01078/CONDIT to the facing material of 3no. plots

1. Recommendations

1.1. Grant Non-material amendments subject to:

- The original conditions attached to planning permission 25/01078/CONDIT and amended planning condition 1 (Plans) outlined at the end of this report.

2. Planning application description

- 2.1. This application seeks a non-material amendment to planning permission 25/01078/CONDIT. In this case, the originating planning permission for application 21/00556/FUL, which was allowed at appeal via APP/K2420/W/22/3297466, was granted full planning permission for the provision of eight brick-built detached dwellings within a cul-de sac development with associated access and landscaping at the Land to the rear of 5 – 15 The Coppice, Burbage.
- 2.2. The proposed non-material amendment seeks to change the facing materials on plots 1, 2 and 5.
- 2.3. Plot 1 and 5 are both to feature additional Marshalls – Epoch rumbled reconstituted stone to the previously approved render walls.
- 2.4. Plot 2 is to feature additional Marshalls – Epoch rumbled reconstituted stone to 'Proposed Elevation 2' in place of the window to the ground-floor hosting the landing.

3. Description of the site and surrounding area

- 3.1. The application site is located to the north-west of the village of Burbage, with only the initial access way located within the identified settlement boundary. The balance of the site area is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge and the designated open countryside.
- 3.2. The application site is identified within the Burbage Neighbourhood Plan as forming part of a series of Local Wildlife Sites.
- 3.3. The site is accessed via The Coppice which is an adopted, unclassified road subject to a speed limit of 30mph. The Coppice links to a private, unadopted road, The Dell, which provides access through the site.
- 3.4. Public Right of Way (PRoW) Footpath U14 runs along the site's southern boundary and links Woodgate Road south of the application site to Burbage Common.
- 3.5. The application site comprises former grassed land that was previously utilised as a licenced waste site. More recently, construction has begun on the site for the erection of eight dwellings with associated access and landscaping.
- 3.6. The application site contains a group of trees along the south-western boundary protected by a Tree Preservation Order (01/00003/TPORD) as well as further trees along the northern boundary, a tree in the southern corner, and groups of trees to

the east of the site which are protected by another Tree Protection Order (13/00003/TPORD).

- 3.7. The site is neighboured by existing residential development to the north and west, and further to the south beyond Footpath U14. The properties along The Coppice to the north generally consist of large, detached, two-storey dwellings that are separated from the site by a mixture of hedgerows and post-and-rail fencing. To the east are fields within the designated countryside.

4. Relevant planning history

13/00117/FUL

- Erection of 95 dwellings with associated parking, garages and infrastructure
- Refused
- 13.11.2013

20/00094/FUL

- Proposed residential development of 8 dwellings.
- Refused
- 18.09.2020

21/00556/FUL

- Erection of No. 8 dwellings with associated access and landscaping
- Refused
- 27.10.2021

22/00014/PP

- Erection of No. 8 dwellings with associated access and landscaping
- Allowed
- 27.09.2022

24/00818/CONDIT

- Variation of conditions 2 and 16 attached to planning application 21/00556/FUL. Amendments to design and materials.
- Planning Permission
- 21.10.2024

25/01078/CONDIT

- Application to vary condition 7 of planning permission 24/00818/CONDIT. To allow for relocation of foul water pumping station
- Planning Permission
- 02.04.2026

5. Publicity

- 6.1. A Section 96A application is not an application for a new planning permission and the existing Town and Country Planning (Development Management Procedure) Order (DMPO) provisions (Article 13 and Schedule 5) relating to publicity and statutory consultation do not apply. Therefore, local planning authorities can

exercise discretion in whether and how they choose to inform interested parties or seek their views.

6.2. In this case no publicity has been undertaken.

6. Policy

7.1. Greater Flexibility for Planning Permissions Guidance (non-material amendments) states that the local planning authority must have regard to the effect of the change, together with any previous changes made under this section. Since the original planning permission was issued there have been no significant changes to the policies within the local development plan or national planning policies that would be material to the outcome of the assessment of the application in this case.

7.2. Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 4: Parking
- Policy 8: Local Wildlife Sites
- Policy 12: Important Trees
- Policy 14: Amenity Green Space

7.3. Core Strategy (2009)

- Policy 4: Development in Burbage
- Policy 6: Hinckley/Barwell/Earl Shilton/Burbage Green Wedge
- Policy 15: Affordable Housing
- Policy 16: Housing Density and Mix
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure

7.4. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.5. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.6. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Hinckley and Bosworth Borough Landscape Character Assessment (2017)
- Hinckley/Barwell/Earl Shilton/Burbage Green Wedge Review April 2020

7. Appraisal

8.1. Key Issues

- Assessment
- Conditions

Assessment

7.2. Section 96A of the Town and Country Planning Act 1990 allows a non-material amendment to be made to an existing planning permission. There is no statutory

definition of 'non-material'; this is because it is so dependent on the context of the overall scheme. That which may be non-material in one context may be material in another. It is for the Local Planning Authority to be satisfied that the amendment sought is non-material in order to grant an application under S96A.

- 7.3 In line with the provisions of Section 96A of the Town and Country Planning Act 1990, the proposed amendment needs to be considered in the context of the overall scheme for extensions and alterations to the existing dwelling.
- 7.4 With the above in mind, it is necessary to consider what the existing planning permission grants permission for. In this case, the originating planning permission for application 21/00556/FUL, which was allowed at appeal via APP/K2420/W/22/3297466, was granted full planning permission for the provision of eight brick-built detached dwellings within a cul-de sac development with associated access and landscaping at the Land to the rear of 5 – 15 The Coppice, Burbage.
- 7.5 The main issue in respect of this application is whether or not the proposed amendments are considered to be non-material to the approved planning permission with regard to visual appearance and surrounding amenity. The proposed amendments to the previously approved scheme would not result in any significant or material change to its character, appearance or the site's surrounding amenity when considered against the development originally approved. The amendments are therefore considered to be non-material in the context of the overall scheme.
- 7.6 The amendments are limited to the removal of a non-principle window and the addition of further Marshalls – Epoch rumbled reconstituted stone to the walls. These amendments are considered to be acceptable, and do not result in any adverse impacts to the character of the area.
- 7.7 In light of the above, it is considered that the proposed amendments to the approved Variation of Condition application at Land to the rear of 5 – 15 The Coppice, Burbage are considered minimal and non-material amendments to the extant planning permission, which do not materially alter the approved development or cause significant adverse impacts to the character of the approved development or surrounding area. Therefore, the proposal accords with the provisions of Section 96A of the Town and Country Planning Act 1990.

Conditions

- 7.8 Under Section 96A of the Town and Country Planning Act 1990 any decision issued should only relate to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. It is however necessary to determine if additional conditions are required or whether existing conditions need to be removed or altered.
- 7.9 Planning permission 25/01078/CONDIT was subject to 16 conditions.
- 7.10 Condition 1 (Approved Plans) - would need to be amended to refer to the development being carried out in accordance with the approved amended/revised proposed plans.
1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan, Drg No. 12/71 35 (submitted: 30.04.2021)
 - Proposed Elevations, Floor Plans, Drg No. 12/71 140 Type F - Plot 1 (submitted: 17.03.2026)

- Proposed Elevations, Floor Plans, Drg No. 12/71 141 Type C - Plot 2 (submitted: 17.03.2026)
- Proposed Elevations and Floor Plans 12 71 142 P - Type G - Plot 3 and 4 (submitted: 27.08.2024)
- Proposed Elevations, Floor Plan, Drg No. 12/71 143 Type F1 - Plot 5 (submitted: 17.03.2026)
- Proposed Elevations and Floor Plans, Drg No. 12 71 144 P - Type G - Plot 6 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans, Drg No. 12 71 145 P - Type B - Plot 7 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans, Drg No. 12 71 146 P - Type B - Plot 8 (submitted: 27.08.2024)
- Proposed P1 & P5 Garages Floor Plans and Elevations, Drg No.12/71 148B (submitted: 16.10.2024)
- Proposed P3 Garage Floor Plan and Elevations, Drg No. 12/71 149B (submitted: 16.10.2024)
- Proposed P4 Garage Floor Plan and Elevations, Drg No. 12/71 150B (submitted: 16.10.2024)
- Proposed P6 & P7 Garages Floor Plans and Elevations, Drg No. 12/71 151B (submitted: 16.10.2024)
- Proposed P8 Garage Floor Plan and Elevations, Drg No. 12/71 152B (submitted: 16.10.2024)
- Site Detail, Drg No. HAS/20-019/02 Rev E (submitted: 30.04.2021)
- Site Layout, Drg No. 12 71 26R - P (submitted: 27.08.2024)

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

- 7.11 Condition 2 (CEMP) - remains reasonable and necessary to protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance.
- 7.12 Condition 3 (Remediation Method Statement) - remains reasonable and necessary to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.
- 7.13 Condition 4 (Contamination) - remains reasonable and necessary to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.
- 7.14 Condition 5 (Gas Protection Measures) - remains reasonable and necessary to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety as the site lies within 250 metres of a known landfill/made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress.
- 7.15 Condition 6 (Drainage Strategy) - remains reasonable and necessary to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to minimise the risk of pollution.
- 7.16 Condition 7 (WSI) - remains reasonable and necessary to ensure satisfactory archaeological investigation, recording, dissemination, and archiving.
- 7.17 Condition 8 (Protective Fencing) - remains reasonable and necessary to prevent ensure the important existing trees and hedgerows to be retained are adequately protected during construction in the interests of the visual amenities of the area.

- 7.18 Condition 9 (Hard and Soft Landscaping Scheme) - remains reasonable and necessary to ensure that the development has a satisfactory external appearance.
- 7.19 Condition 10 (Planting, Seeding or Turfing) - remains reasonable and necessary to ensure that the development has a satisfactory external appearance.
- 7.20 Condition 11 (External Materials) - remains reasonable and necessary to ensure that the development has a satisfactory appearance in the interests of visual amenity.
- 7.21 Condition 12 (Ecological Mitigation and Enhancement Plan) - remains reasonable and necessary in order to protect the protected wildlife species and their habitats that are known to exist on site.
- 7.22 Condition 13 (Access Arrangements) – remains reasonable and necessary 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.
- Condition 14 (Waste Collection and Storage Scheme) – remains reasonable and necessary to support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected.
- 7.23 Condition 15 (Parking and Turning Provision) - remains reasonable and necessary 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.
- 7.24 Condition 16 (Lighting Details) - remains reasonable and necessary in order to protect the protected wildlife species and their habitats that are known to exist on site.
- 7.25 No additional conditions are necessary to make the amended scheme acceptable in planning terms.

8. Equality implications

- 8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 8.3 There are no known equality implications arising directly from this development.

9. Conclusion

2.5. In line with the provisions of Section 96A of the Town and Country Planning Act, 1990, it is considered that the proposed amendments to the approved Variation of Conditions application 25/01078/CONDIT. In this case, the originating planning permission for application 21/00556/FUL, which was allowed at appeal via APP/K2420/W/22/3297466, was granted full planning permission for the provision of eight brick-built detached dwellings within a cul-de sac development with associated access and landscaping at the Land to the rear of 5 – 15 The Coppice, Burbage are non-material in the context of the overall scheme.

9.1 It is considered that the proposed alterations do not have a material impact on the development as a whole and are non-material in the context of the overall scheme. Therefore, the proposal accords with the provisions of Section 96A of the Town and Country Planning Act 1990.

9.2 This non-material amendment is not a separate planning permission and should be read in conjunction with extant permission 25/01078/CONDIT.

10. Recommendation

1.2. **Grant Non-material amendments** subject to:

- The original conditions attached to planning permission 25/01078/CONDIT and amended planning condition 1 (Plans) outlined at the end of this report.

11.1 Conditions and Reasons

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, Drg No. 12/71 35 (submitted: 30.04.2021)
- Proposed Elevations, Floor Plans, Drg No. 12/71 140 Type F - Plot 1 (submitted: 17.03.2026)
- Proposed Elevations, Floor Plans, Drg No. 12/71 141 Type C - Plot 2 (submitted: 17.03.2026)
- Proposed Elevations and Floor Plans 12 71 142 P - Type G - Plot 3 and 4 (submitted: 27.08.2024)
- Proposed Elevations, Floor Plan, Drg No. 12/71 143 Type F1 - Plot 5 (submitted: 17.03.2026)
- Proposed Elevations and Floor Plans, Drg No. 12 71 144 P - Type G - Plot 6 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans, Drg No. 12 71 145 P - Type B - Plot 7 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans, Drg No. 12 71 146 P - Type B - Plot 8 (submitted: 27.08.2024)
- Proposed P1 & P5 Garages Floor Plans and Elevations, Drg No. 12/71 148B (submitted: 16.10.2024)
- Proposed P3 Garage Floor Plan and Elevations, Drg No. 12/71 149B (submitted: 16.10.2024)
- Proposed P4 Garage Floor Plan and Elevations, Drg No. 12/71 150B (submitted: 16.10.2024)
- Proposed P6 & P7 Garages Floor Plans and Elevations, Drg No. 12/71 151B (submitted: 16.10.2024)
- Proposed P8 Garage Floor Plan and Elevations, Drg No. 12/71 152B (submitted: 16.10.2024)
- Site Detail, Drg No. HAS/20-019/02 Rev E (submitted: 30.04.2021)
- Site Layout, Drg No. 12 71 26R - P (submitted: 27.08.2024)

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

2. The development shall be undertaken in full accordance with the CEMP Revision B submitted on 06 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON, which shall be implemented and adhered to throughout the entire construction period.

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development shall be undertaken in full accordance with site contamination investigation, monitoring, and remedial methodology as detailed in Remediation Method Statement Ref 82907-02A submitted on 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON, prior to occupation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. If during development any contamination not previously identified is found to be present, then development in areas impacted by that finding shall cease until additional remediation measures to deal with the unsuspected contamination have been submitted to and approved in writing by the Local Planning Authority. The site shall be developed in accordance with these approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development shall be undertaken in full accordance with gas protection measures detailed within the Remediation Method Statement Ref 82907-02A submitted on 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON and the Continuous Gas Monitoring Statement L-82907-2025.04.08, Visqueen Ultimate Gas Damp Proof Course details, and Type G Plot 4 Sections 12 71 107E submitted on 17 April 2025 and approved via Discharge of Conditions application 25/00405/DISCON.

Reason: In order to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety as the site lies within 250 metres of a known landfill/made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development shall be undertaken in full accordance with the drainage strategy detailed in:

- Proposed Drainage Layout, Drg No. 82907-102 Rev C1 (submitted: 07 November 2025)

- Manhole Schedule Drg No. 82907-103 P3 (submitted: 7 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
- External Works and Surfacing Drg No. 82907-110 P2 (submitted: 7 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
- Drainage Construction Details Drg No. 82907-104 (submitted: 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
- Infiltration Test Report Ref 82907-03 A (submitted: 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON)

The scheme shall be developed and maintained in perpetuity in accordance with these approved details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. The development shall be undertaken in full accordance with archaeological works detailed in the Written Scheme of Investigation (WSI) submitted 21 March 2024 and approved via Discharge of Conditions application 24/00265/DISCON and the Archaeological Evaluation Report submitted 30 Page 2 of 7 PEFULZ 25/01078/CONDIT September 2024 and approved via Discharge of Conditions application 24/00911/DISCON, prior to occupation.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination, and archiving in accordance with Policy DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (December 2023).

8. Protective fencing will be erected around all trees not scheduled for removal in accordance with the submitted Arboricultural Impact Assessment Ref 1241-AIA-V1-B and thereafter retained for the duration of the works in accordance with the above report and the recommendations of BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced areas; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure the important existing trees and hedgerows to be retained are adequately protected during construction in the interests of the visual amenities of the area to accord with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. The development shall be undertaken in full accordance with the hard and soft landscaping scheme, including boundary treatment details, that are detailed in Landscaping Plan Sheet 1 Drg No. 1252 EML XX XX DR D L 01 and Landscaping Plan Sheet 2 Drg No. 1252 EML XX XX DR D L 02 Rev A submitted on 30 September 2024 and Materials and Boundary Treatments 12/71 60h submitted on 6 December 2024 as approved via Discharge of Conditions application 24/00911/DISCON. The scheme shall be carried out in

full prior to the first occupation of the development or in accordance with a programme to be agreed otherwise in writing by the Local Planning Authority.

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

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

11. The development shall be undertaken in full accordance with the external materials detailed in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

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

12. The development shall be undertaken in full accordance with the ecological mitigation and enhancement measures detailed in the Ecological Mitigation and Enhancement Plan (Aref Plan EC02 Rev E) submitted as part of 21/00556/FUL and the Ecological Mitigation and Enhancement Strategy submitted 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. No occupation of any dwelling shall take place until the access arrangements shown on approved plan 12/71 26P have been provided in accordance with that plan and implemented in full. The access arrangements shall thereafter be so retained.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, Page 3 of 7 PEFULZ 25/01078/CONDIT in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

14. The development shall be undertaken in full accordance with the waste collection and storage scheme detailed in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON. The approved storage and collection facilities shall be retained at all times thereafter.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed

development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

15. No dwelling shall be occupied until the parking and turning provision for that dwelling have been implemented in accordance with:

- Proposed P1 & P5 Garages Floor Plans and Elevations, Drg No. 12/71 148B (submitted: 16.10.2024)
- Proposed P3 Garage Floor Plan and Elevations, Drg No. 12/71 149B (submitted: 16.10.2024)
- Proposed P4 Garage Floor Plan and Elevations, Drg No. 12/71 150B (submitted: 16.10.2024)
- Proposed P6 & P7 Garages Floor Plans and Elevations, Drg No. 12/71 151B (submitted: 16.10.2024)
- Proposed P8 Garage Floor Plan and Elevations, Drg No. 12/71 152B (submitted: 16.10.2024)
- Site Layout 12 71 26R - P (submitted 27.08.2024)

The approved parking and turning facilities shall thereafter be so retained.

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 the National Planning Policy Framework (December 2023).

16. The development shall be undertaken in full accordance with the lighting details in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.2 Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.