

Please Ask For: Sophie Iliffe, Planning Officer
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Our Ref: 26/00246/NMA
Date: 15th May 2026



**Hinckley & Bosworth
Borough Council**

Mr Adrian Burr
C/o Zoe Massey
19 Station Road
Hinckley
LE10 1AW

Dear Sir/ Madam

Application No: 26/00246/NMA
Address: Land Rear Of, 5 - 15 The Coppice, Burbage, Leicestershire

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 Land Rear Of, 5 - 15 The Coppice, Burbage, Leicestershire, .

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission

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

The proposal is considered acceptable subject to conditions as imposed on application 25/01078/CONDIT, attached for your information, and amended condition 1 (Plans) as detailed below:

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).

Yours faithfully



Christopher Brown MRTPI
Head of Planning