

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

Please Ask For: Emma Baumber, Team Leader
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Our Ref: 26/00207/NMA
Date: 1st April 2026



**Hinckley & Bosworth
Borough Council**

Miss Hannah Swainston
Quod
21 Soho Square
Soho
London
W1D 3QP
The

Dear Sir/ Madam

APPLICATION NO: 26/00207/NMA

Address: Wood Farm, Stanton Lane, Ellistown, Coalville, 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 Wood Farm, Stanton Lane, Ellistown, Coalville, 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 21/00531/HYB:

Non-material amendment to planning permission 21/00531/HYB. Amendments to address discrepancies in floor levels across the site.

These amendments are detailed on:

- Application Form
- Cover Letter
- Parameters Plan. Drg. No. 30835-PL-202 X

The proposal is considered acceptable subject to the conditions originally imposed on application **21/00531/HYB** and the amended conditions below:

4. The reserved matters applications submitted pursuant to conditions 1 and 2 of application 21/00531/HYB shall accord with the development parameters plan (No 30865 PL-202X) and shall be in general accordance with the illustrative masterplan (No 30865-PL-208C) and the illustrative landscape strategy plan (No 6756-L-18A).

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

The details of this application/amendment should be read in conjunction with the original decision notice (reference: **21/00531/HYB** alongside application **25/00936/NMA**).

Yours faithfully

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning

1 April 2026