

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

Please Ask For: Laura Ashton, Planning Consultant
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Our Ref: 26/00114/NMA
Date: 19 March 2026



**Hinckley & Bosworth
Borough Council**

Mr Jon Rowson
Owl Homes
Unit W1A
Arley Drive
Birch Coppice Business Park
Tamworth
B78 1SA
United Kingdom

Dear Sir/ Madam

APPLICATION NO: 26/00114/NMA

Address: Land At, Wykin Lane, Stoke Golding, 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 At Wykin Lane, Stoke Golding, 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 19/01324/OUT:

- Application to vary condition 19 of planning permission 19/01324/OUT. Amendment to the wording from 'prior to first occupation' to 'up to 10 plots'

The proposal is considered acceptable subject to conditions as imposed on application 19/01324/OUT and the amended condition as detailed below:

19. No more than **ten dwellings** shall be occupied until the scheme of improvements to the existing passing indicated on the following plans have been completed:

Received 10 January 2023

C19 - S278 Plan Sheet 1 of 2 (1) Drg No. E1189-ENG-1500 - Rev G

C19 - S278 Plan Sheet 2 of 2 (1) Drg No. E1189-ENG-1501 - Rev G

C19 Vehicle Passing Bays 1189-ENG-1504 S278 Rev C

C19 Vehicle Passing Bays 1189-ENG-1505 S278 Rev C

C19 Vehicle Passing Bays 1189-ENG-1506 S278 Rev C

C19 Vehicle Passing Bays 1189-ENG-1507 S278 Rev C

C19 Vehicle Passing Bays 1189-ENG-1508 S278 Rev C

C19 Vehicle Passing Bays 1189-ENG-1509 S278 Rev C

C19 Construction Details 1189-ENG-1503 S278 Rev C

As the original permission was granted at appeal no reason was set out on the decision letter for the imposition of the condition. The condition was understood to be imposed for reasons of highway safety and convenience.

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 19/01324/OUT) together with those on the subsequent reserved matters permissions and variations under section 73 of the Town and Country Planning Act 1990.

Yours faithfully

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

Christopher Brown MRTPI
Head of Planning