

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00762/DISCON
Applicant: Mr P Grice
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Greencrest Higham Lane Stoke Golding

Application to discharge conditions 3, (Materials) 10, (Waste and Recycling) 12, (Hard and Soft Landscaping) 14 (Arboricultural Method Statement) attached to planning application 23/00425/CONDIT.

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

**Received 4 August 2023
C3 Materials Schedule**

Condition 10

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C10 Proposed Compliance Plan Drg 235 PL 11B – Received 4 October 2023

**Received 8 November 2023
C12 Landscaping Plan 1225 EML DRD L 01 Rev B**

Condition 12

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

**Received 8 November 2023
C12 Landscaping Plan 1225 EML DRD L 01 Rev B**

Condition 14

No operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 has

been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development;
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010;
- c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges on or adjacent to the site which are shown to be retained on the approved plan;
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Survey;

The development thereafter shall be implemented in strict accordance with the approved details.

C14 AMS V1A 1596 – Received 6 October 2023

Consultees / Assessed by:

Tree Officer
Compliance & Monitoring Officer
Waste & Recycling Officer

Conclusion / Summary:

Condition 3

A materials schedule is provided which details that the elevations are proposed to be Wienerberger Oast Russet, Marley Ashmore roof tiles residence collection windows in cream, roof lights in aluminium black with the front and garage doors in Winchester Oak . Brick detailing to be blue engineering bricks with cream render. It is our opinion that the proposed materials are of quality and will ensure that the development is provided with 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).

Condition 10

Compliance Plan Plan Drg 235 PL 11B – Received 4 October 2023, and landscaping plan 1225 EML DRD L 01 Rev B details that each plot will have its own designated storage point for the waste and recycling containers and then a two collection points are located on the boundary of Station Road and Higham Lane which are both adjacent to the public highway. The details ensure that the waste and recycling containers will have a permanent place to be stored and a collection point to be used on the designated collection days which demonstrates that the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

The landscaping plan received 8 November 2023, 1225, EML DRD L 01 Rev B has been reviewed by the Compliance & Monitoring Officer. The development boundaries will consist of existing 1.8m close board fencing to the west, the existing mature 2-3m in height conifer hedgerow which will be retained and protected to the north and east boundaries with the southern boundary to be an existing fence to be retained followed by the existing mature conifer hedgerow to the west boundary where it joins the existing 1.8m fence. A brick wall is proposed to match the existing brick wall to either side of the east access and both driveways are proposed to be permeable resin bound surface to the dwelling. Existing vegetation and trees will be retained to the east and north frontages. Rear gardens will be

cultivated turf with planting beds, water features, and raised / stepped planting areas with paving slab outdoor areas to the immediate exterior of the property creating a patio. Stepping stones are featured to each of the rear gardens which lead to garden sheds and hard surfacing areas for pot storage areas. The plan details that all landscaping will be in place prior to occupation. The details provided demonstrate that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14

The Arboricultural Method Statement V1A 1596 (AMS) has been assessed by the Councils Tree Officer. The plan details how the works will be carried out and the relevant mitigation in place to ensure that the health and amenity of each tree in accordance with SADMP Policy DM6 is to be protected during construction. The AMS should be implemented in full and monitored

Officer Recommendations:

Condition 3 Materials - Discharge
Condition 10 Waste & Recycling - Discharge
Condition 12 Hard & Soft Landscaping
Condition 14 AMS – Discharge