

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01222/DISCON
Applicant: Mr and Mrs Lester
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Whittington Edge Stables Markfield Road Ratby

Application to discharge condition 2 (Boundary for Residential Curtilage), condition 5 (Noise), condition 6 (Hard and Soft Landscaping), condition 7 (External Lighting), condition 8 (Solar Panels) attached to planning permission 23/00699/FUL

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

Condition 2

Prior to commencement of development, details that demarcate the boundaries of the residential curtilage of the development hereby permitted within the application site shall be submitted to, and approved in writing to, the Local Planning Authority.

Received 19 December 2023

C2 & C6 Boundary Treatment Plan Drg No. 7579 / 22

Condition 5

Prior to occupation of the development hereby permitted, a scheme for protecting the proposed dwellings from noise from the adjacent motorway has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Received 19 December 2023

C5 Proposed Ventilation Strategy Drg No. 7579 / 24

Condition 6

Prior to occupation of the development hereby permitted, 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 in the first following planting season. 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 19 December 2023

C6 Hard and Soft Landscaping Plan – Drg No. 7579 / 23

C2 & C6 Boundary Treatment Plan Drg No. 7579 / 22

Received 4 March 2024

C6 Implementation Programme Statement

Condition 7

No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout

plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Received 19 December 2023

C7 Proposed External Lighting Drg No. 7579 / 21

Condition 8

Prior to occupation of the development hereby permitted, full details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Received 19 December 2023

C8 Solar Panels Drg No. 7579 / 20

Consultees / Assessed by:

Environmental Services

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 2

A plan has been provided that clearly details the residential curtilage and the boundary to this by way of a new 1.2m post and rail fence. To the front of the site will be an acoustic fence which is required to protect against noise. An implementation plan includes the hard and soft landscaping and the boundary treatment which will ensure its completion in a reasonable timeframe. The details 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 5

A ventilation strategy has been reviewed by the Councils Environmental Services Officer. The details demonstrate that an acoustic fence will be installed which will reduce the noise and that all habitable rooms facing the Motorway will be provided with a mechanical supply and extract ventilation heat recover system. Together with a low resistance inlet/outlet air brick. All vents are to terminate on the south facing roof facing away from the motorway. The mitigation will assist in protecting the amenities of the future occupiers of the development 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).

Condition 6

The hard and soft landscaping plan Drg No 7579/23 details 18 new trees to be planted adjacent to the development. An extensive area of existing trees and hedges will be retained to the development along with native woodland planting to the rear of the development. All paddock areas are to remain as existing. A permeable concrete block will be used for the paving around the development along with permeable loose hardcore to the driveway and parking area which will have weed suppressant membrane below. The hard and soft landscaping will be implemented by XXX which will assist in ensuring 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 7

A plan to show the proposed lighting has been assessed by the Councils Environmental Services Officer. The plan details recessed soffit spotlights and a halogen security light with the specification provided. The details will ensure that the appearance of the area is not dramatically affected and demonstrate that will protect the environment and local residents from nuisance from artificial light in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Condition 8

A plan shows that there will be 14 solar panels mounted to the roof along the front elevation keeping the rear elevation appearance without any panels so to no detriment of the landscaping appearance from this view. The details help to ensure that the development has a satisfactory external appearance in accordance with Policies DM10 and DM11 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 2 Boundary Treatment - Discharge

Condition 5 Noise - Discharge

Condition 6 Hard & Soft Landscaping – Discharge

Condition 7 External Lighting - Discharge

Condition 8 Solar Panels – Discharge