

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00895/DISCON
Applicant: Mr Nick Griffin
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Hinckley Rugby Club Leicester Road Hinckley

Application to discharge Conditions 3 (Materials), 4 (Waste and Recycling Provision), 5 (Electric Vehicle Charging Points), 7 (Hard and Soft Landscaping), 8 (Surface Water Drainage), 10 (Bat and Bird Mitigation), 15 (Event Management Plan) 16 (Cycle Parking Provision), C17 (Mitigation Fencing) attached to planning permission 23/01135/FUL

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

Condition 3

No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the building hereby approved 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 21 November 2024

C3, C7 & C16 Materials Schedule Rev A

Condition 4

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space. The approved scheme shall be implemented in accordance with the agreed details.

Received 5 February 2025

C4, C5, C7, C10 & C16 Proposed Site Plan & External Works 020 T1

Received 25 September 2024

C4, Timber Bin Store, Drg No. DE061 Rev T1

Condition 5

Prior to the commencement of development, a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to be provided together with full detail of the location and fitting of the units and shall be implemented in accordance with the approved details.

Received 19 December 2024

C4, C5, C7, C10 & C16 Proposed Site Plan & External Works 020 T1

Received 25 September 2024

C5, Electric Vehicle (EV) Charging Points, Drg No. DE062 Rev T1

Condition 7

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments for the site and implementation scheme has been submitted 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 include native species only and 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 5 February 2025

C4, C5, C7, C10 & C16 Proposed Site Plan & External Works 020 T1

C7 4594 - Hinckley Boxing Club - Hard & Soft Landscaping Implementation Plan

Received 21 November 2024

C3, C7 & C16 Materials Schedule Rev A

Condition 8

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local **Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.**

Received 25 September 2024

C8, Drainage Maintenance Plan Technical Note

C8, Private Drainage Layout, Drg No. HINK-BSP-XX-XX-D-C-0240 Rev P03

C8, Surface Water Areas, Drg No. HINK-BSP-XX-XX-D-C-0290 Rev P02

C8, Storm- Calcs

Condition 10

Prior to occupation of the development hereby approved details of the provision of bat and bird boxes shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first use of the accommodation and shall be retained as such thereafter.

Received 3 December 2024

C10 Makes and Models of Bird/Bat Boxes

Received 5 February 2025

C4, C5, C7, C10 & C16 Proposed Site Plan & External Works 020 T1

Condition 15

Prior to the first use of the development hereby permitted, an Event Management Plan including details of high attendance event day travel and parking arrangements for all attendees at the boxing gym shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation.

Received 25 September 2024

C15, Events Management Plan

Condition 16

The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing

by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

C4, C5, C7, C10 & C16 Proposed Site Plan & External Works 020 T1 - Received 19 December 2024

C3, C7 & C16 Materials Schedule Rev A - Received 21 November 2024

C16, Proposed Cycle Storage Plan, Drg No.DE060 Rev T1 - Received 25 September 2024

Condition 17

No development shall commence on site until full details of the design and specification of the ball stop mitigation fencing as contained in Hinckley Town CC Cricket Ball Strike Assessment Version 4.0 dated 27 March 2024 including details of the management and maintenance responsibilities for the fencing have first been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The approved ball stop mitigation fencing shall then be installed prior to the use of the development hereby approved and thereafter be managed and maintained in perpetuity in full accordance with the approved details.

Received 25 September 2024

C17, Agreement HTCB and HOECBC-Ball Strike Netting

C17, Proposed Ball Strike Netting Plan, Drg No.DE063 Rev T1

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer
Drainage Officer
LCC Ecology
Sport England
Waste and Recycling Officer

Conclusion / Summary:

Condition3

A materials schedule details an engineering brick for the damp proof course with three types of wall cladding, consisting of silver and grey metallic with anthracite grey soffits facias and rainwater goods with a roof cladding of goose wing grey. External doors and windows to be aluminium anthracite grey with brise solei detail where detailed on the approved plans also in anthracite grey which will replicate the modern design of the building with its colours. The materials will ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document 2016 and the requirements of the NPPF.

Condition 4

An enclosed hit and miss timber bin store with lockable gates is to be located within the development site between the cycle provision and disable parking bays which cannot be seen unless driving in to the development site. The timber store will enhance the area and ensure that the bins are not detrimental to the appearance of the development and are secure. The waste and recycling bins will be commercial sized which provides the necessary capacity and the position meets with the council's requirements. As the bin store scheme is proposed to be enclosed with natural materials it will ensure that it 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) and the requirements of the NPPF.

Condition 5

Two electric vehicle charging points are detailed on Drawing DE062 Rev T1 with an additional 5 identified which can be enabled to secure any future provision of additional charging points as required. The type of charger is also provided. The details demonstrate that the development will meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 112 (e) of the National Planning Policy Framework.

Condition 7

A detailed landscaping scheme has been proposed and shows that the existing grassed areas to the site will remain apart from the car park and the building footprint. A hardwearing limestone gravel will be used for the parking areas / driveway apart from the disabled bays which will be block paved in silver haze Brett Beta block with appropriate markings. The bins store and cycle provision will also be on hard standing areas. Featured paving blocks will be implemented around the building footprint along with paving slabs. The driveway and parking will be illuminated with bollard lighting at 980mm in height. Tactile paving is proposed at the access to the building. Additional landscaping to the development to break up the parking areas are proposed with trees shrubs and hedges, all of native species. It was originally proposed a line of trees to be planted to east of the development as part of the mitigation, however, part of the land is subject to compulsory purchase if the Hinckley National Rail Freight was to be approved and therefore planting in this area could be abortive. There is a significant line of existing shrubs trees and hedging along this boundary and therefore it is the Council's opinion that the additional trees in this location are not necessary. Implementation of the hard and soft landscaping is to be completed prior to its use. The landscaping scheme ensures that the development has a satisfactory external appearance in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and requirements of the NPPF and ensures that it is completed within a reasonable timeframe.

Condition 8

A drainage scheme for the development has been submitted along with supporting calculations and has been assessed by the Council's Drainage Officer. The details are acceptable as they demonstrate how they propose to prevent flooding with satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 10

Two National Trust Aspen Larch nesting boxes, two Minnesota next boxes, one starling nest boxes (with balconies) and three National Trust Arundel Bat Boxes are proposed to be installed, and a plan shows where they will be installed. LCC Ecology have assessed the details and they approved of the types of boxes being provided and are satisfied that they will be installed in appropriate locations which will assist in encouraging existing new wildlife species in the area to retain their presence within appropriate habitats in accordance with Policy DM6 of the Site Allocation and Development Management Policies DPD 2016 and Section 15 of the National Planning Policy Framework (2023).

Condition 15

An event management plan has been submitted and assessed by the Local Highway Authority. The plan details that 35 spaces are provided on the application site, club members will be given priority for these spaces save for the 3 that will be reserved for emergency vehicles for event parking. An additional 43 spaces are provided outside of the boundary site but is part of the Hinckley Rugby Club site and therefore events will be co-ordinated so as not to clash with events of that club. Signing and a traffic Marshall will be provided on event days to help co-ordinate the traffic / attendees to the event. The plan is

therefore acceptable 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 in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Note to Applicant:

To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Condition 16

A Broxap Sheffield 5 stand Cycle provision has been submitted which provides 10 cycle spaces which will be covered and located on a hard standing area which are to be bolted down at the front of the development. The highway Authority have reviewed and found the details acceptable as they demonstrate that a provision of secure cycle storage will be available to users of the site to promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 17

A plan showing the proposed mitigation fencing which consists of appropriate netting and an agreement has been submitted to support Condition 17 and assessed by Sport England. Sport England have been in consultation with the England & Wales Cricket Board who have advised that the details are sufficient to assist in protecting users of the development from potential ball strike from the adjacent cricket pitch and therefore safeguard sporting use of the remaining playing field in accordance with paragraphs 103 and 193 of the National Planning Policy Framework (2023).

Officer Recommendations:

Condition 3 Materials – Discharge
Condition 4 Waste & Recycling – Discharge
Condition 5 Electrical Vehicle Charging Points – Discharge
Condition 7 Hard & Soft Landscaping – Discharge
Condition 8 Surface Water Drainage – Discharge
Condition 10 Bat & Bird mitigation - Discharge
Condition 15 Event Management Plan - Discharge
Condition 16 Cycle Parking Provision – Discharge
C17 Mitigation Fencing – Discharge

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