

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00854/DISCON
Applicant: Black
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Land Adjacent 19 Newbold Road Barlestone

Application to discharge C2 (Waste and Recycling) C7 (Electric Vehicle Charging) C8 (Land Contamination) C12 (Materials) C13 (Landscaping) C14 (Bat Box Details) C15 (Biodiversity Enhancement Plan) attached to planning permission 22/00366/FUL

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

Condition 3

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 in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

Received 30 August 2023

C3 Bin Store Details Drawing Ref 7897/02

Condition 7

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 benefit from electric charging points, together with full detail of the location and fitting of the units.

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C7 Electric Charging Details Drawing No. 7897/03

Condition 12

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

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C12 – Drawing Ref 7897 - 04 - External Materials

Condition 13

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.

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C13, C15, Hard and Soft Landscaping, Drg No. 7897/06

Condition 14

No development shall commence above slab level until a scheme that makes provision for bat boxes on site has been submitted in writing to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details and retained thereafter.

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C14, Bat Box Details, Drg No. 7897/04

Condition 15

No development shall commence on site until a scheme that makes provision for biodiversity enhancement measures has been submitted in writing to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details and retained thereafter.

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C13, C15, Hard and Soft Landscaping, Drg No. 7897/06

Consultees / Assessed by:

Compliance & Monitoring Officer

LCC Ecology

Waste & Recycling

Conclusion / Summary:

Condition 3

Bin location points have been provided to each plot for storage purposes and a hard standing area is provided for the bin collection point on designated bin collection days. The bin collection point is location is set back from the main road enough not to affect the street scene but enable the collection of the bins in line with the Councils Waste & Recycling Policy in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

A plan details that 6 charging points will provided for the 6 plots to the development proposed parking areas and the design of the chargers will be a Rolec EV Wall Pod. Once installed the details 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 12

Drawing No 7897/05 details the proposed materials for the development which are a Country Smooth red brick by Forterra and the roof tiles to be a Maley Mendip in grey. The appearance of the materials are similar to those in the surrounding area and will ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

A hard and soft landscaping scheme has been submitted and consists of permeable block paving to the private road in charcoal with the parking bays being brindle with thermoplastic line markings and approx. 5m of tarmac to the immediate access. Shrub planting is

proposed as the private road to the developments widens together with planting between the parking areas and the residential units which will provide a soft appearance between the hard surfacing with a brick wall and support piers. Paving slabs are proposed to be used for the pedestrian access to the properties and the rear patio areas. The rear of the properties will be laid to lawn where existing trees are to remain in units E & D with new trees to be planted in units A & B. At the rear of the properties will be 8 bird boxes installed at 3m height. Water butts are to be provided to promote the re-use of surface water. With two hibernacula's being installed to Units A & B. A 1.8m high close board fence is to be installed around the development. The details demonstrate that the development has a satisfactory external appearance and biodiversity enhancements in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14

Drawing No 7897/04 details the bat boxes to be installed and their positions. LCC Ecology have assessed the details and found them to be acceptable as they demonstrate that the scheme (along with other biodiversity enhancements) makes an appropriate contribution towards a net gain in biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

The hard and soft landscaping plan details the bird boxes and hibernacula's to be installed to the development which demonstrate along with the bat boxes that the scheme makes an appropriate contribution towards a net gain in biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Officer Recommendations:

Condition 2 Waste & Recycling – Discharge
Condition 7 Electrical Vehicle Charging – Discharge
Condition 12 Materials – Discharge
Condition 13 Landscaping – Discharge
Condition 14 Bat Boxes – Discharge
Condition 15 Biodiversity Enhancement – discharge

Condition 8 was originally applied for, however was removed as a further assessment is required and will be submitted separately