

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00482/DISCON
Applicant: Mr Tim Sinnott
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Ivy House Farm Bilstone Road Congerstone

Application to discharge conditions 5 (Public Rights of Way) and 9 (Landscaping) of planning application 22/01174/FUL

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

Condition 5

No development shall take place until a scheme for the treatment of the public right of way along the farm drive has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include management during construction and any changes to boundaries, surfacing, barriers or other structures, signing, or landscaping that may affect the route. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

Received 15 May 2023
C5 Farm Track Photo 2
C5 Farm Track Photo 3
C5 Treatment of PRow

Condition 9

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 15 May 2023
C9 Map of Landscaping Scheme
C9 Fencing / Hedge Planting

Received 18 August 2023
C9 Landscaping Scheme (Rev 2)

Consultees / Assessed by:
LCC Highways (PRow)

Conclusion / Summary:

Condition 5

Treatment to the PRow has been provided together with photographs which have found to be suitable to protect and enhance Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework 2021.

Condition 9

A landscaping comprising of new hedge row either side of the development to fill in and also details of new post and rail. The landscaping scheme is to be implemented by XXXXX The details are in keeping with the appearance of the countryside and ensure that they are completed within a reasonable time frame, therefore the details have been found to be acceptable as they demonstrate that the development will have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and in a timely manner

Officer Recommendations:

Condition 5 PRow – Discharge

Condition 9 Landscaping – Discharge