

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00325/DISCON
Applicant: Mr Westley Butterworth
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 7 Hunt Lane Witherley Atherstone

Application to discharge conditions 4 (Electric Vehicle Charging Point), 5 (Biodiversity), 6 (Waste and recycling) and 7 (Cycle Storage) attached to planning permission 21/01514/FUL

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

Condition 4

No development shall commence above foundation level until a scheme for the installation of an electric vehicle charging point shall 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 details of the location fitting and timetable for installation of the units.

C4, 5, 6 & 7 - Site Plan - Drg No. 1334_10 Rev A Received 25 April 2023
C4, C6 & C7 Supporting Information – Received 4 April 2023

Condition 5 No development shall commence on site until a biodiversity improvement plan 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.

C4, 5, 6 & 7 - Site Plan - Drg No. 1334_10 Rev A Received 25 April 2023
Condition 6

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.

C4, 5, 6 & 7 - Site Plan - Drg No. 1334_10 Rev A Received 25 April 2023
C4, C6 & C7 Supporting Information – Received 4 April 2023

Condition 7

Prior to the commencement of development above DPC level, a scheme that makes provision for secure cycle storage 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.

C4, 5, 6 & 7 - Site Plan - Drg No. 1334_10 Rev A Received 25 April 2023
C4, C6 & C7 Supporting Information – Received 4 April 2023

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer
LCC Ecology
Waste Services

Conclusion / Summary:**Condition 4**

A Site Plan shows that a Wall-box Pulsar Max electrical vehicle charger is to be installed on the elevation of the new development nearest to the 2 parking areas. The details demonstrate that the proposals 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 5

The Site Plan shows that an integrated eco bat box and bird nesting box will be installed on the development at appropriate locations provided on the elevation sections which will when installed deliver additional net gain in biodiversity on the site and in accordance with Policy DM6 of the SADMP and the National Planning Policy Framework (2021).

Condition 6

The Site Plan shows that 3 bins will be stored behind a timber fence panel and will only be placed adjacent to the public highway on St Peters Close on allocated collection days. The details ensure that the bin storage on site is not detrimental to the street scene and overall design of the scheme as they will be located behind a timber fence which is in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

The site Plan provided in support of all conditions shows a secure shed for the proposed cycle storage which is adjacent to the bin storage area and also behind a timber fence. The details ensure that the proposed cycle 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).

Officer Recommendations:

Condition 4 EVC – Discharge
Condition 5 Biodiversity Improvement Plan – Discharge
Condition 6 Waste & Recycling – Discharge
Condition 7 Cycle Storage – Discharge