

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Split Decision – Discharged of Conditions

Mr Chris Page
C/o Mr Alfie Simons
Corporate Architecture
Corporate Architecture
1 Trimbush Way
Rockingham Road
Market Harborough
LE16 7XY

Details of Application:

Application Ref: 25/00098/DISCON
Proposal: Application to discharge condition 3 (Materials), 4 (Construction Traffic Management Plan), 15 (Hard and Soft Landscaping), 17 (Noise Protection Scheme), 18 (Archaeology), 20 (Low Impact lighting strategy) attached to planning permission 23/00711/FUL
Location: The Blue Bell Inn 39 High Street Desford

The details submitted with the following conditions are acceptable and Condition 18 can be PARTIALLY DISCHARGED and Conditions 3, 4, 15, 17 & 20 DISCHARGED

PARTIALLY DISCHARGED CONDITION

The details submitted are ACCEPTABLE to enable the condition to be PARTIALY DISCHARGED to enable works to commence in strict accordance with the approved documents.

Condition 18

No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Received 6 February 2025

C18, Written Scheme of Investigation HBR_ L2_WSI_V2 Historic Building Recording, Level 2 Photographic Survey

C18, Written Scheme of Investigation HBR_ L2_WSI_V2 Archaeological Strip Map and Sample Excavation (SMS)

Following the conclusion of the necessary archaeological programme (fieldwork, report preparation and archiving), an application should be submitted to apply to fully discharge Condition 18

DISCHARGED CONDITIONS

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted 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 6 February 2025

C3, Schedule of External Materials 5166-250131-1304P1

Condition 4

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

C4, Construction Traffic Management Plan – Received 6 February 2025

Condition 15

No development shall take place beyond foundation level 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 and new tree and shrub planting will comprise native species. 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 28 March 2025

C15 2301-PL1--03(B)

C15 2301-PL1--04(B)

Condition 17

Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed mechanical plant has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development first comes into use.

Received 26 February 2025

C17 9824-M01-P6 - AC and ventilation ground floor-A1

C17 9824-M02-P5 - AC and ventilation first floor-A

Received 6 February 2025

C17, Noise Assessment Report R2 (Rev B) 2321871 MPC

Condition 20

Prior to first use of the development hereby approved a low impact lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site prior to first use of the development and retained as such thereafter.

Received 14 April 2025
C20 230526 23046 AIA V1 Arboricultural Impact Assessment
C20 Planting Plan 2301-PL1--03(B)

26 March 2025
C20 Co-Op Desford External-TRILUX LIGHTING LAYOUT_R2 - 21.03.2025

Received 26 February 2025
C20 Compliance Report E4 (Lighting)

Received 6 February 202
C20, External Triulux Lighting Layout1

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED,
subject to the scheme being carried out strictly with the full terms of the condition.

Date: 3 July 2025

Christopher Brown MRTPI
Head of Planning

Note to Applicant

Please ensure that LCC Archaeology are kept informed of the timetable for the archaeological investigation and any significant archaeological results. The Historic & Natural Environment Team (HNET) will, where possible or necessary, monitor the fieldwork on behalf of the planning authority. If the investigation requires significant variation to the agreed programme, please ensure prior approval has been secured from HNET prior to implementation.