Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Conditions

Decision Notice
Discharged

Name and Address of Applicant
Mr Shaan Chaudry
MAC Developments & Construction Ltd
C/o Agent
One Colton Square
First Floor
Leicester
Leicestershire
LE1 1QH

Name and Address of Agent (if any)
Mr Jacob Battle
Marrons
1 Colton Square
One Colton Square
First Floor
Leicester
LE1 1QH

Part I – Particulars of Application:

Planning Reference: 26/00803/DISCON
Application Site: Land South Of Lindley Wood Fenn Lanes Fenny Drayton Leicestershire
Proposal: Application to discharge condition 3 (site plan and landscaping scheme) attached to planning permission 25/01229/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED
In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 Site Plan & Landscaping Scheme
C3 25 64 04K - Proposed Container Layout - Oct 2025 (Revised Landscaping) – Received 27/10/26

The details submitted are ACCEPTABLE and the condition is DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s). For the avoidance of doubt the proposed native hedgerow and native tree screen shall be planted along the western site boundary for a distance of approximately 195m as scaled on the approved plans.

C. Brown.

Date: 3 November 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 3 Site Plan & Landscaping Scheme
Prior to the commencement of development, a revised site plan and landscaping scheme shall be submitted to and approved in writing by Local Planning Authority. The scheme shall ensure views into the site are screened from the west. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Consultees: Tree Officer, Case Officer, Compliance & Monitoring Officer

Assessment:
An initial plan was submitted with the application which detailed the quantities, size and species of native hedgerow to be provided at a height of 2m however it did not detail the proposed trees. A revised plan was submitted that included the native tree line which is to be located on the site between the new native hedge and the proposed containers and caravan storage areas. The plan indicated that the trees would be planted 6-8 meters apart, however the Councils Tree Officer advised that a more suitable spacing would be 5-6 meters to provide the necessary screening. Both the native hedge and native trees will in the Local Planning Authorities opinion provide the development with suitable boundary treatment to help mitigate the impact of the development to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

There is a drawing annotation error on the approved plan labelling the length of hedgerow/tree planting as approximately 19.5m in length as opposed to the scaled distance of approximately 195m. This has been addressed in the decision notice above to clarify that the distance of planting should be for 195m.