

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00453/DISCON
Applicant: Mrs Helen Wrihten
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: The Outwoods Farmhouse The Outwoods Burbage

**Application to discharge condition 5 (Landscaping) attached to planning permission
21/01210/FUL**

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

Condition 5

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 6 June 2023

**C5 Hardstand Layout FW2245-C-004 Rev 2
C5 The Outwoods Landscape Proposals v2**

Received 24 May 2023

C5 The Outwoods Fencing a& Wall Detail

Received 5 June 2023

C5 Proposed Site Plan (Boundary Details)

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 5

Details have been submitted for the development at the Outwoods which include existing decorative fencing or replaced to match existing along the driveway, together with 1.8m fencing panels to define the plots and the remaining boundaries. To either side of the access of the development will be a hedge to soften the appearance and the access and parking areas are proposed to be permeable block paved together with paving slabs and Fairstone sawn and tumbled stone setts around the individual properties. Each property will be laid to lawn at the rear with some soft landscaping to the front of each properties to break up the hard landscaping to give a mixed appearance together with 3 trees to be planted on the site . All hard and soft landscaping to be completed prior to occupation of the properties. The details provided demonstrate how the development will have a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and to prevent

overgrowth in the interests of protecting Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 5 Landscaping – Discharge