

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00794/DISCON
Applicant: Mr & Mrs D Heath
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Sketchley Hill House Rugby Road Burbage

Application to discharge conditions 3 (Materials), 4 (Drainage), 12 (Waste and Recycling) attached to planning permission 22/00236/FUL

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

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 31 October 2023
C3 & C12 DoC Plan Rev B**

Condition 4

Prior to the commencement of any associated drainage works surface water drainage details and calculations, incorporating sustainable drainage principles (SuDS) shall be submitted to and subsequently approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the full details prior to the completion of development.

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C4 DoC Plan Rev B**

Condition 12

No development above foundation level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

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C3 & C12 DoC Plan Rev B**

Consultees / Assessed by:

Drainage Officer
Waste & Recycling Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Materials schedule can be found on the DoC plan which propose Thorn Grijs Disintered bricks with a Nimbus White monocouch render, grey composite cladding boards with a

Cambrian slate for the roof and the joinery will be made by Burbage Custom Windows with Flush PVCu Casements and Composite doors To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

A drainage scheme has been provided which details the site to be drained via attenuation facilities. Unfortunately, no accompanying calculations have been provided and therefore the condition is not eligible to be discharged at the present time as it does not demonstrate the proposal will prevent flooding and have a satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD. The applicant should submit a new application and supporting proposal including drainage calculations to demonstrate that the proposed drainage scheme will be sufficient.

Condition 5

The proposed site plan details a platform for the bin storage on collection days which is set back from the access to the development with bin storage to each of the properties. The details demonstrate that the bin storage on site is not detrimental to the street scene as they are set back on collection days and will have sufficient area to store them so that the overall design of the scheme is in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Drainage – Not Discharged

Condition 12 Waste & Recycling – Discharge