

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00284/DISCON
Applicant: Ms Esther Wiles
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of The Windmill Inn Brascote Lane

**Application to discharge condition 10 (Materials) on Appeal Decision
APP/K2420/W/23/3331081 relating to planning application 22/00277/OUT**

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

Condition 10

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.

**C10, Materials Plan, Drg No TGDP/BLNV/MP-1 Rev H – Received 19 March 2025
C10 NBV_DPM Details of Materials Proposed Rev 2 – Received 21 March 2025**

Consultees / Assessed by:

Case officer to Reserved Matters

Conclusion / Summary:

Condition 10

A condition on the outline application requires materials to be provided, approved and formally discharged. The developer has submitted a material schedule and a material layout plan which was approved under the reserved matters application (24/00854/REM) and therefore this application is a formality so as to ensure that pre-commencement conditions have been formally discharged. The materials proposed ensure that the development will have 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).

Officer Recommendations:

Condition 10 Materials – Discharge