

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00876/DISCON
Applicant: Mr Rick Morris
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 20 Ashby Road Stapleton Leicester

Application to discharge conditions 4 (Materials) and 7 (Drainage) from planning application 21/01069/OUT

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

Condition 4

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 14 October 2024 - C4 Materials Schedule 23-07-SCH02

Condition 7

No development shall commence until drainage details for the disposal of surface water and foul sewage have been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the development is first brought into use.

**Received 14 October 2024 -C7 Supporting Micro drainage Network / Calculations
C023_0201_03**

Received 16 September 2024

C7 Engineering Layout CO23_0201_03 - 201 P1

C7 Engineering Layout CO23_0201_03 - 2013P1

C7 Private Pavement Details CO23_0201_03 - 204 P1

Consultees / Assessed by:

HBBC Drainage Officer

Compliance & Monitoring Officer

Senior Officers

Condition 4

The discharge of condition application was submitted to the LPA for the materials, although the development had very much commenced. Planning Enforcement advised to register/validate the application and see if we can successfully discharge the conditions. The materials submitted were assessed and considered as not acceptable as the Compliance & Monitoring Officer and Senior Officer when driving by the site had recognised that the stone material of the elevations were out of character of the area. The agent and developer were advised, and stone tinter specialist was located and provided various samples of what the stone could be tinted to. A meeting on site determined that the stone to be tinted with No.5 and that the specialist tinter would not spray and lacquer all of the stone but those stones that were of a prominent yellow colour which overall made the stone like a Cotswold property. The agent provided a schedule to match this and is found to be acceptable so that the development will have a satisfactory appearance once the stone is tinted 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 7

A drainage design was submitted that was acceptable in principle as advised by the Councils Drainage Officer, however supporting calculations were requested to support the design which were found to be acceptable. Surface water drainage is proposed to drain to the ditch at an acceptable flow level with mitigate in place to reduce the risk of pollution along with tanked permeable paving to assist with climate change. The details provided will ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 4 Materials - Discharge

Condition 7 Drainage - Discharge