

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice

Split Decision - Discharge of Conditions

Mr Robert Beaumont
The Greyhound (Botcheston) Limited
Greyhound Inn
Main Street
Botcheston
LE9 9FF

Details of Application:

Application Ref: 23/00351/DISCON
Proposal: Application to discharge conditions 3, (Materials) C5, (Ventilation), C6 (Noise), C9 (Electric Charging Point), C17(Landscape boundary treatment), C18 (written Scheme of investigation) relating planning permission 21/01377/FUL
Location: Greyhound Inn Main Street Botcheston LE9 9FF

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED OR REMAIN UN-DISCHARGED**, these are categorised below:

UN-DISCHARGED CONDITIONS

The details submitted with the following conditions are unacceptable to the Local Planning Authority and the conditions 5 & 6 remain **UN-DISCHARGED** at this time;

Condition 5

No development shall take place until a scheme for ventilation of the Greyhound Inn Premises which shall include installation method, maintenance and management has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details before the premises are first brought into use and shall be maintained as such thereafter.

Received 13 April 2023

C5 Pub Ventilation Including Data Sheet

Condition 6

No development shall take place unless and until a scheme for protecting the proposed dwellings from noise from the commercial aspect of the development has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented and completed before any of the permitted dwellings are first occupied.

Received 13 April 2023

C6 Boundary Treatment Part Av3

C6 Boundary Treatment Part Bv2

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 3

Prior to commencement of development and notwithstanding the approved plans in Condition 2 the external materials for the development hereby permitted shall include slate or clay roof tiles in addition to the use of flush casement windows. These details and samples shall be submitted to and approved in writing by the local planning authority. No other materials shall be used other than in accordance with approved details and implemented as such.

Received 11 April 2023

C3 Materials Schedule

Condition 9

Prior to the commencement of development a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full detail of the location and fitting of the units.

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C9 Car Charging Points V3

Condition 17

No development shall take place until a scheme of hard and soft landscaping works including boundary treatments for the site and an implementation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall also include the provision of a native species hedgerow to be planted along the northern boundary of the site. The development shall be carried out in full accordance with the approved landscaping details. 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 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.

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C6 Landscaping & Boundary Treatment Part Av3

C6 Landscaping & Boundary Treatment Part Bv2

Condition 18

No development/demolition shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For the land and structures that are included within the WSI no demolition/development shall take place other than in accordance with the agreed WSI which shall include a statement of significance and research objectives and:

- a. The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme) and the nomination of a competent person or organisation to undertake the agreed works
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation

Important Notes;

Conditions 5 & 6 remain UN-DISCHARGED as a noise impact assessment is required to be

undertaken and submitted which will delay the determination of this application. Therefore the applicant has confirmed Conditions 5 & 6 will be re-applied for when the noise assessment has been undertaken. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Date: 3 August 2023

Christopher Brown MRTPI
Planning Manager (Development
Management)