

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00556/DISCON
Applicant: A R Tennant Ltd
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Spinney Farm Norton Lane Little Orton

**Application to discharge condition 8 (Landscaping) attached to planning permission
21/01429/FUL**

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

Condition 8

The proposed development shall not be occupied 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 and shall include provision of a hedgerow to the southeastern boundary, to be planted in the first seeding season following discharge of this condition. 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 16 October 2023

C8 Planning Schedule June 2023 Rev A

C8 Planning Conditions Site Plan 2021-2608-19 Rev B

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 8

A Planning Conditions Site Plan Rev B and planting schedule Rev A have been provided in support of condition 8. Neighbouring properties were concerned with the view along the Southeast and that the agreed planting of a hedge has been provided in this area, along with the acoustic fence. Existing hedge will remain. Both new and retained hedges are detailed on the plan along with the 2m which also has planting. A post and rail fence is indicated adjacent to the exit lane which will be concrete finish and the existing road being retained as tarmac. The hedge and the palisade fencing are to remain along the driveway until the corner where the hedge will be infilled and the acoustic fence starts. The Planting Schedule Rev A details the numbers and species to be planted and the methods for planting along with an implementation scheme. The details provided will ensure that neighbouring properties are mitigated with a new hedge as requested and demonstrates that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 8 Landscaping – Discharge