

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00287/DISCON
Applicant: Esther Wiles
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of The Windmill Inn Brascote Lane

Application to discharge conditions 14 (Waste and Recycling) and 15 (Secure Cycle Storage) 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 14

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to, and approved in writing by, the local planning authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall thereafter be implemented and maintained in accordance with the agreed details.

C14 Bin collection Point Plan Dwg TGDP/BLNV/BCP-P1 – Received 24 April 2025

Condition 15

Development shall not commence until a scheme that makes provision for the secure storage of cycles for each dwelling has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the agreed details.

**C15 Planning Layout Dwg no. TGDP/BLNV/PL-1:500 Rev G – Received 19 March 2025
C15 Bike Store Detail Dwg no. 643/BSD-01 – Received 24 April 2025**

Consultees / Assessed by:

Waste & Recycling Officer

Conclusion / Summary:

Condition 14

Bin Collection and Storage points have been detailed on the Bin Collection Point Plan received on 24 April 2025 which has been assessed by the Council's Waste Management Team. The plan demonstrates that each plot will have a collection point where bins can be presented on collection days only which is adjacent to an adopted public highway, which is acceptable as it meets the terms within the Council's Waste & Recycling Policy.

Condition 15

A Garden Shed plan received 24 April 2025 which details a tongue and groove shiplap shed to be located in each garden of a plot which doesn't have a garage - as detailed on the planning layout plan received 19 March 2024. The sheds will enable residents to have a secure storage for cycles to promote green travel.

Officer Recommendations:

Condition 14 Waste & Recycling – Discharge

Condition 15 Cycle Storage – Discharge