

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Conditions Discharged

Mr T A Crossley
ATC Design & Build Ltd
The Design Studios
Drayton Lodge
Lower Drayton
Brimfield
Ludlow
Shropshire
SY8 4NX

Details of Application:

Application Ref: 25/00557/DISCON
Proposal: Application to discharge C3 (materials) attached to planning permission 20/01284/FUL.
Location: Unit 3, Midland Distribution Centre, Markfield Road, Groby, Leicester, Leicestershire, LE6 0FS

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 3

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 buildings 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.

Reason: To ensure that the development has 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).

Information Submitted

C3 – Response to condition

Consultees:

LCC Highways – No comment.

Summary:

The response to condition document identifies the use of 1000mm wide Microrib horizontal composite panels in RAL 7006 to the workshop walls and RAL 7016 to the office walls, composite cladding in profiled panels Goosewing Grey to the roof, aluminium windows and doors in RAL 7021

and sectional hi-rise 500mm wide panels in RAL 7016 to the HGV workshop access doors. Whilst the materials are not consistent with those of the existing structures (to be demolished), the proposed materials are typical of commercial units used for industrial purposes and would sit comfortably within the surrounds of Markfield Road. The proposal therefore accords with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 8 August 2025

A handwritten signature in dark ink, appearing to read 'C. Brown'.

Christopher Brown MRTPI
Head of Planning