

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

CONDITIONS DISCHARGED

Name and Address of Agent

C/o Mr Nick Cassidy
Ideal Design Ltd
Onyx House
12 Phoenix Business Park
Birmingham
B7 4NU

Name and Address of Applicant

Mr Nick Cassidy
Cassidy Developments Ltd
Onyx House
12 Phoenix Business Park
Avenue Close Birmingham
B7 4NU

Part I – Particulars of Application

Planning Reference: 26/00427/DISCON

Application Site: The Royal Arms, Main Street, Sutton Cheney

Proposal: Application to discharge conditions 3 (materials), 5 (Surface water drainage system), 6 (Surface water management), 7 (drainage long term maintenance), 8 (electric vehicle charging), 9 (CEMP), 14 (noise), 17 (waste) attached to planning permission 21/01038/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 (Materials)

C3 - Materials Statement [Received 11-5-26]

Condition 5 (Surface Water Drainage)

C5, & C7 - Drainage Strategy Report & Long-term Maintenance Plan [Received 11-5-26]

Condition 6 (Surface Water Management During Construction)

C6 - Construction Surface Water Management Plan [Received 11-05-26]

Condition 7 (Drainage – (Long Term Maintenance)

C5 & C7 - Drainage Strategy Report & Long-term Maintenance Plan [Received 11-5-26]

Condition 8 (Electrical Vehicle Charging)

C8 - Electric Vehicle Charging Provision Statement [Received 11-5-26]

Condition 9 (Construction Environmental Management Plan (CEMP))

C9 Royal Arms CEMP [Received 18-6-26]

Condition 14 (Noise)

C14 TN1-3.7.26-Royal Arms, Nuneaton-Noise Assessment-2120654-PJB Technical Note1
[Received 6-07-26]

C14 Full Revised Noise Assessment Plan (pub Noise Management Plan) [Received 18-6-26]

C14 -Acoustic Upgrade and Residential Insulation Report [Received 11-5-26]

Condition 17 (Waste & Recycling)

C17 21.1565.001H Royal Arms, Sutton Cheney Landscape Strategy 23.07.22-2. – [Received 24-7-26]

The details submitted are ACCEPTABLE and the conditions are DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

C. Brown.

Date: 27 July 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision**Condition 3 (Materials):**

Prior to the commencement of the development, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those approved materials.

Condition 5 (Surface Water Drainage)

Development shall not begin until a scheme to provide a surface water drainage system has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Condition 6 (Surface Water Management During Construction)

No development shall take place until details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Condition 7 (Drainage – (Long Term Maintenance)

No occupation of the development approved by this planning permission shall take place until details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity

Condition 8 (Electrical Vehicle Charging)

The development hereby approved shall not commence until details of Electric Vehicle Charging Points (EVCP), have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented and completed in accordance with the approved details prior to any occupation of dwellings hereby approved.

Condition 9 (Construction Environmental Management Plan (CEMP))

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development. Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No working on Sundays and Bank Holidays

Condition 14 (Noise)

Development shall not begin until a scheme for protecting the proposed and existing dwellings from noise from the commercial aspect of the development and the road has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied

Condition 17 (Waste & Recycling)

No development shall take place until a scheme which provides adequate 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 the accessibility to storage facilities and adequate collections point space at the adopted highway boundary.

Consultees – Environmental Services, HBBC Drainage Officer, HBBC Waste & Recycling, Compliance & Monitoring Officer, LCC Highways, LCC Drainage

Assessment:

Condition 3 (Materials)

Matching reclaimed roof tiles are proposed to replace roof areas, together with white timber painted window units to match those of existing in appearance, profile and details. The existing dormer structures are to be retained and refurbished and new will match the existing design to provide consistency throughout the site. Any new rooflights will be conservation style, sensitively positioned to preserve the traditional appearance.

Elevations will remain as existing bricks and where new elevations will be built reclaimed bricks will be used to match those of the existing to ensure that consistency across the site. Example of those existing materials are provided and the Council's Conservation Officer has advised that appropriate matching materials are proposed which reflect the existing buildings and will integrate satisfactorily to ensure that the development has a satisfactory external appearance of the Sutton Cheney Conservation Area to be preserved in the interests of visual amenity to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD.

Condition 6 (Surface Water Management During Construction)

A comprehensive document has been submitted to support condition 6 and details that two control strategies will be applied; source-and-perimeter silt control through gully protection bags and silt fencing; and controlled management of any pumped or accumulated construction water through silt socks/filter bags before release into the existing on-site gully. The document clearly demonstrates how surface water will be dealt with during the construction phase, how it will be managed monitored which will assist in reducing the risk of creating or exacerbating flooding and

minimise the risk of pollution to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Plan.

Condition 5 (Surface Water Drainage)

Condition 7 (Drainage – (Long Term Maintenance))

The document entitled "Drainage Strategy Report and Long-Term Maintenance Plan" has been submitted in support of the discharge of Conditions 5 and 7 and has been reviewed by the Council's Drainage Officer.

The report confirms that the existing drainage infrastructure is to be retained to serve the public house and converted hotel buildings, supported by appropriate surface water drainage calculations. The drainage strategy for the wider development has been revised following hydraulic modelling and now comprises a fully tanked drainage system incorporating concrete permeable block paving. Updated hydraulic calculations demonstrate that the proposed system can manage all rainfall events up to and including the 1 in 100-year storm event, with an additional 40% allowance for climate change.

The drainage strategy also incorporates flow control measures to ensure that discharge rates to the public sewer network remain at acceptable levels. The proposed scheme therefore provides a satisfactory means of surface water drainage, reducing the risk of flooding both on and off site and minimising the potential for pollution. As such, the proposal accords with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document. In relation to Condition 7, details of the long-term maintenance arrangements for both the retained drainage infrastructure and the proposed tanked drainage system have been provided. The submitted maintenance plan confirms that responsibility for the ongoing management, inspection and maintenance of the drainage network will rest with the owner/developer, as the site will remain in private ownership. The proposed maintenance regime will help to ensure the continued effectiveness, satisfactory operation and longevity of the drainage system throughout the lifetime of the development. Consequently, the submitted details are considered satisfactory and compliant with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document.

Condition 8 (Electrical Vehicle Charging)

A statement has been provided to support the discharge of Condition 8. The statement details that one EVC point will be provided to each of the dwellings along with the specification and installation details. Having EVC's to each of the plots will assist in facilitating climate change opportunities to enable low carbon private vehicles to be used by residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Plan.

Condition 9 (Construction Environmental Management Plan (CEMP))

The development site is located within the village of Sutton Cheney, fronting the main road. The proposed works primarily comprise the refurbishment of existing buildings, minor roof alterations, and landscaping improvements, with only limited construction activity required.

As the development largely involves the conversion and refurbishment of existing structures, the volume of construction materials required on site will be relatively low, resulting in a limited number of delivery movements. Sufficient space is available within the site to accommodate the storage of materials and equipment throughout the construction period.

The submitted Construction Environmental Management Plan (CEMP) includes a range of measures to minimise disturbance to neighbouring occupiers and the surrounding area. These measures include adherence to agreed working hours, ensuring machinery is not left idling when not in use, the damping down of exposed surfaces during dry or windy conditions to suppress dust, maintaining clean access routes, controlling vehicle speeds within the site, and covering stockpiles where necessary.

Construction waste will be removed from the site by licensed waste carriers, and spill kits will be available to manage any accidental fuel or chemical spillages. Contractors and delivery drivers will be briefed on approved access routes, and, where practicable, deliveries will be scheduled to avoid peak traffic periods. Responsibility for implementing and monitoring the CEMP will rest with the Site Manager, and a complaints procedure has been established to address any concerns raised during the construction phase.

Given the limited nature of the works and the mitigation measures proposed, it is considered that the development can be undertaken without causing unacceptable impacts on the amenity of neighbouring residents or the surrounding area. The submitted details are therefore considered satisfactory and accord with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14 (Noise)

A noise assessment and updated technical note 1 has been submitted by the application to support the discharge of condition 14 along with a pub noise management plan for a function room as it did previously and confirms that no amplified music, public address systems or externally broadcasting entertaining will be in operation. The doors and windows of the public house will be managed appropriately to minimise noise breakout to protect neighbouring residents.

The report identifies areas of concern and mitigation for these areas have been addressed by allocating a smoking area with signage to respect neighbouring properties. Customers using the public house facility will be asked to arrive and depart quietly and congregation discouraged and deliveries, refuse collection and bottle disposal shall be managed to minimise disturbance. There is no proposed external plant as part of the development. Mitigation proposals include acoustic insulation, acoustic plasterboard systems, double glazed windows with acoustic trickle vents and mechanical extract ventilation where required these are detailed in the acoustic upgrade report submitted. A complaints log is to be maintained, and all complaints be investigated and corrective action shall be implemented.

Staff training is to include noise awareness to help with dispersal management. The noise management plan will be reviewed periodically and updated where required in response to operation changes. The details provided will assist in protecting the amenities of future occupiers in the proposed residential part of the site in accordance with Policy DM10 of the Site Allocations and Development Policies DPD

Condition 17 (Waste & Recycling)

The original proposal included the provision of individual waste and recycling bins for each property, resulting in a total of 18 bins, together with additional garden waste bins. Concerns were raised by the Council's Compliance and Monitoring Officer regarding the practical management of the facilities, including the potential for residents to use bins allocated to other properties, responsibility for the annual purchase of garden waste subscriptions, and the location of food waste receptacles. In particular, it was considered that the collection point for food waste would also serve as the storage area for residents and could have an adverse impact on the street scene.

Following discussions with the Council's Waste and Recycling Team, it was agreed that a communal waste and recycling arrangement would provide a more appropriate solution. The revised scheme incorporates larger shared waste and recycling containers, significantly reducing the number of bins located in a prominent position, together with a dedicated area opposite for food waste bins and two garden waste bins. It has been confirmed that the annual garden waste subscription will be purchased by the owner/applicant to ensure the facility remains available to residents. The communal landscaped areas will be maintained by a management company.

The provision of communal waste facilities will improve accessibility and ease of management for both residents and the waste collection service, while removing the need for individual residents to arrange and fund green waste collections. The revised proposal therefore provides a satisfactory and practical waste management solution for the development, ensuring the needs of future occupants are met whilst minimising visual impact on the street scene. Accordingly, the proposal is considered to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

Note to Applicant:

Any proposed connections to existing sewer facilities are subject to separate approval with the relevant Water Authority (Severn Trent Water)

Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:
www.gov.uk/appeal-planning-decision

Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.

Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.