

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00050/DISCON
Applicant: Mr Chris Smith
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 9 Melton Street Earl Shilton Leicester

Application to discharge conditions 3 (Materials) and 4 (Biodiversity Enhancement Scheme) attached to planning permission 24/00967/FUL

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

Condition 3

Prior to commencement of the hereby approved development details of the external materials used on the dwellinghouse shall be submitted to in writing and approved by the local authority.

C3 - Materials Statement – Received 24 January 2025

Condition 4

No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) the incorporation of bird and bat boxes and native planting. Any enhancement measures need to be shown on all relevant submitted plans/elevations. All works are to proceed strictly in accordance with the approved scheme.

C4 - Biodiversity Scheme – 006 – Received 24 January 2025

Consultees / Assessed by:

LCC Ecology
Senior Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Proposed materials consist of a Marley duo plain smooth roof tile with a Aston Weathered Red brick for part of the elevations and form the detailing which is to be complimented with a render in Ash Grey. The materials represent existing materials that have been used previously in the area of new builds and existing properties which will ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 3

LCC Ecology have had the opportunity to assess the proposed biodiversity enhancement plan that has been submitted in support of condition 3. The Plan details a proposed hedge and native trees within the garden areas along with native wildflower mix, together with 2 bird boxes, 2 bat boxes and two hedgehog gaps along the boundary. LCC Ecology are satisfied with the proposed enhancements, their locations and their numbers being provided. Therefore, the proposed details demonstrate that the development will provide a satisfactory enhancement scheme for biodiversity in accordance with Policies DM1 and DM6, of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Biodiversity Enhancements – Discharge