

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00283/DISCON
Applicant: Ms D And F Sherwin
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old Rectory 8 Rectory Lane Market Bosworth

Application to discharge conditions 3 (Materials), 4 (Hard and Soft Landscaping), 5 (Tree Protection), 6 (Arboricultural Site Monitoring) and 7 (Construction Method Statement - No Dig) from planning application 22/01133/FUL

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of the materials to be used on the external elevations of the dwellings hereby permitted have been deposited with, and approved in writing, by the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.

Received 2 April 2024
C3 Material Samples

Received 25 March 2024
Horizontal laid natural timber cladding

Aluminium sliding door RAL 1013
WM Anthra dark grey zinc roof

Received 31 May 2024
Composite Windows & Doors RAL 1013 (concealed vents)

Condition 4

No development shall take place 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. 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 6 June 2024
C4 Landscaping Implementation

Received 25 March 2024
C4 Proposed Elevations Site and Roof Plan 22_4102_21

Condition 5

Before any development commences on the site, including site works of any description, a Tree Protection Plan, prepared by a suitably qualified arboriculturist, shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include protective

barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

Received 9 April 2024

C5, C6, & C7 Arboricultural Method Statement V1

Received 25 March 2024

C5, C6 & C7 Tree Constraints Plan 220527 22031 TCP V1

C5, C6 & C7 Tree Schedule 220527 22031 TS V1

C5, C6 & C7 Tree Quality Assessment

Condition 6

No works or development shall take place until an auditable system of arboricultural site monitoring by the appointed project arboriculturist has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters
- b. Identification of individual responsibilities and key personnel
- c. Statement of delegated powers
- d. Timing and methods of site visiting and record keeping, including updates
- e. Procedures for dealing with variations and incidents.
- f. The scheme of supervision shall be carried out as agreed.
- g. The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.

Received 9 April 2024

C5, C6, & C7 Arboricultural Method Statement V1

Received 25 March 2024

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C5, C6 & C7 Tree Quality Assessment

Condition 7

No works or development shall take place within the site until a site-specific no-dig access drive construction method statement has been submitted to, and approved in writing by, the Local Planning Authority that demonstrates that no-dig surfacing, and construction is fit for purpose. The development shall then be implemented in accordance with the approved scheme.

Received 9 April 2024

C5, C6, & C7 Arboricultural Method Statement V1

Received 25 March 2024

C5, C6 & C7 Tree Constraints Plan 220527 22031 TCP V1

C5, C6 & C7 Tree Schedule 220527 22031 TS V1

C5, C6 & C7 Tree Quality Assessment

Consultees / Assessed by:

Conservation Officer

Compliance & Monitoring Officer

LCC Tree Officer

Conclusion / Summary:

Condition 3

Materials proposed confirm that the extensions will be finished in horizontally laid natural timber cladding with a dark grey zinc roof which is considered a suitable contemporary and semi-rural character. Oyster white composite and aluminium fenestration which is also considered acceptable. The windows are to have concealed ventilation as per the details provided. The details demonstrate that the development has a satisfactory appearance in the interests of visual amenity and the preservation of the significance of the curtilage Listed Building known as the Coach House, the Listed Building known as the Old Rectory, and the wider Market Bosworth Conservation Area, in accordance with Policies DM10, DM11, and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy 11 of the adopted Core Strategy (2009), Section 16 of the NPPF and the statutory duty of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Condition 4

The site plan confirms that the driveway from Rectory Lane to the site and interior parking areas are proposed to be a resin bound gravel, together with site boundaries of post and rail fencing and /planting or post and rail fencing with hedge planting. Gardens will be laid to lawn and existing trees will be retained where possible. An implementation programme has been provided so that the scheme is implemented in full prior to occupation of the site or the following planting season if necessary. The proposed details ensure that a suitable landscaping scheme that has a good quality overall appearance to the development so that it has a satisfactory appearance in the interests of visual amenity and the preservation of the significance of the curtilage Listed Building known as the Coach House, the Listed Building known as the Old Rectory, and the wider Market Bosworth Conservation Area, in accordance with Policies DM10, DM11, and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy 11 of the adopted Core Strategy (2009), Section 16 of the NPPF and the statutory duty of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Condition 5

A tree protection plan has been included in the arboricultural method statement appendix 2 which details tree protection fencing to BS5837:2012 around the site to protect the retained trees on site so that they are protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 170 of the National Planning Policy Framework (2021).

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Received 25 March 2024

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C5, C6 & C7 Tree Schedule 220527 22031 TS V1

C5, C6 & C7 Tree Quality Assessment

Condition 6

The arboricultural method statement details an observation scheme and how recording of the site will take place and the report process for works pre-construction, construction and post construction on the site. The details cover points a to g. The details demonstrate that the site will be monitored in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 170 of the National Planning Policy Framework (2021).

Condition 7

Included in the arboricultural method statement are details of the no dig protection system to be put in place at the site access to protect root areas to retained trees which include geoweb, treated timber boards, angular stone with a geotextile barrier together with hand digging of service trenches under arboricultural observation. The details demonstrate that works within a root protection area are protected and carried out in accordance British Standard 5837:2010 S.7.4.

Supporting details for Conditions 5, 6 & 7 have been assessed by the County's Tree Officer who was satisfied with the details

Officer Recommendations:

Condition 3 Materials – Discharge
Condition 4 Hard & Soft Landscaping – Discharge
Condition 5 Tree Protection – Discharge
Condition 6 Arboricultural Site Monitoring - Discharge
Condition 7 Construction Method Statement no dig – Discharge

Note to applicant: Please advise the LPA when all mitigation for tree protection is in place to enable a site visit to ensure it has been implemented in full