

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Ms D And F Sherwin
C/o David Granger
David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby De La Zouch
LE65 1DB

Details of Application:

Application Ref: 24/00283/DISCON
Proposal: 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
Location: The Old Rectory 8 Rectory Lane Market Bosworth

The details submitted with the following conditions are acceptable and the conditions are hereby 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

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 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

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.

A handwritten signature in cursive script that reads "C. Brown."

Date : 18 June 2024

Christopher Brown MRTPI
Head of Planning