

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/01220/DISCON
Applicant: Mr Gabe Knight
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Phase 7 (25/00543/REM) Application to re- discharge condition 11 (Means of Enclosure) attached to planning permission 15/00188/OUT

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

Condition 11

No development shall commence, in any phase, unless and until details of all proposed walls, fences, railings and gates for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and no building shall first be occupied until the boundary treatments associated with that building have been installed, unless otherwise agreed in writing with the Local Planning Authority.

C11 Means of Enclosure EM136-SL-004K – Received 27/02/2026

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 11 – Phase 7

Following the revised Phase 7 layout, which reduces the dwellings approved under 21/01262/REM from 140 to 127 (25/00543/REM), the developer has applied to re-discharge Condition 11 for the updated scheme. Garden boundaries are proposed as 1.8m horizontal panel fences, with 1.8m brick walls provided on corner plots to match each dwelling brick. Remaining boundaries will use 1.8m close-board vertical fencing, consistent with earlier phases and providing a uniform appearance.

To the north and north-east, facing open space and the public right of way, 1.2m estate railings are proposed. A 450mm timber knee-rail will run around the site perimeter to discourage parking on grassed areas. The plan also includes hooped-top fencing around the play area and a 1.2m timber post-and-rail fence around the balancing pond for safety. Overall, the boundary treatments align with the wider development and reflect a visually high-quality design in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Means of Enclosure – Re-Discharge Phase 7