

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Condition Discharged

Mrs Gould
C/O Agent
Inkdrawn Architecture
Windermere House
47 New Walk
Leicester
LE1 6TE

Details of Application:

Application Ref: 25/00706/DISCON
Proposal: Application to discharge C4 (Hard and Soft landscaping) attached to planning permission 21/00439/FUL.
Location: Land to the rear of 122 Station Road, Market Bosworth.

The condition and supporting details submitted to apply for the discharge of condition:

Condition 4

No development above foundation level shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented no later than the first planting season following occupation of the dwelling.

Information Submitted

Construction Site location (1111-INK-STN-ZZ-DR-A-01001 S2-P01) – Received by the Local Planning Authority on 17/07/25
Proposed landscape plan (1111-INK-STN-ZZ-DR-A-02001 S2-P04) – Received by the Local Planning Authority on 19/09/25

Summary:

Following a request for additional soft landscaping, the submitted landscaping plan includes a variety of soft landscaping features, such as planting beds and foliage, consistent with the originally approved scheme.

Paragraph 6 of the appeal decision (APP/K2420/W/22/3306126) states “*Visibility of the proposed dwelling from the street would be limited and it would not be a prominent element within the streetscene. The proposed dwelling would be visible from the playing fields to the rear, but this would be mitigated to an extent by existing trees and hedges at the boundary, which could be supplemented by additional planting secured by condition.*” The scheme retains various hedgerows including the northern hedgerow referred to above. Five additional trees are also proposed at the northern boundary (1 x *Prunus Avium*, 1 *Syringa Vulgaris*, 1 x *Acer Palmatum*, 1 x *Liquidamber styraciflua* and 1 x *Acer Griseum*), which alongside the two mature trees and existing hedgerow being retained will mitigate the proposal’s visibility from the playing fields to the rear of the application site as desired.

Hard landscaping elements include areas of loose-stone hardstanding, particularly at the north and south boundaries. While this represents a reduction in green space compared to initial expectations, the material is permeable and visually unobtrusive especially given its screening by semi-detached dwellings.

The overall scheme demonstrates appropriate landscaping and addresses the requirements for additional supplemental planting to the rear and ensures that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The condition requires the landscaping scheme to be implemented no later than the first planting season following occupation of the dwelling.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 22 September 2025



Christopher Brown MRTPI
Head of Planning