

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr and Mrs Shane and Kelly West
6A The Ridgeway
Burbage
Leicestershire
LE10 2NR

Name and Address of Agent (if any)

Mrs Hannah Bishop
HB Architectural Services Ltd
10 Primley Gardens
Leeds
LS17 7HT

Part I – Particulars of Application

Planning Reference 25/00756/DISCON

Application Site Dog and Gunn Inn, 28 The Borough, Hinckley, Leicestershire, LE10 1NL

Proposal Application to discharge Conditions 3 (Noise) and 4 (Bins) attached to planning permission 22/00331/FUL

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 03 (Noise)

Condition 04 (Bins)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- C3, Noise Impact Assessment Report (submitted: 07.08.2025)
- Lo-Carbon Sentinel Kinetic MVHR Units Catalogue (submitted: 30.09.2025)

- Mark Heat Recovery Systems Quotation (submitted: 30.09.2025)
- Proposed Bin Storage (04A) (submitted: 25.09.2025)
- Window Installation Invoice (submitted: 23.01.2026)
- Window Installation Invoice (Part 2) (submitted: 23.01.2026)
- Window Installation Product Details (submitted: 23.01.2026)

Condition 03 (Noise)

“No flat shall be occupied until a scheme for protecting the proposed dwellings from noise from the road and nearby commercial premises has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.”

The Noise Impact Assessment Report recommended that upgraded glazing and mechanical ventilation was incorporated into the development along its south-western elevation of the development, and such works should be considered along its north-eastern elevation.

The details of the proposed mechanical ventilation system for the flats on 30 September 2025, which was revised by the Council’s Environmental Health Department and was considered to be acceptable.

The Applicant then provided the invoice details of the installation of the windows for the development on 23 January 2026, which the Environmental Health Department confirmed were acceptable in these site-specific circumstances.

Given the above, and in conjunction with the professional advice of the Council’s Environmental Health Department, the submitted information would be considered to be sufficient to ensure that the future occupiers of the development receive an appropriate level of amenity and would not be unduly affected by road noise and noise from nearby commercial premises in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 03 (Noise) of planning permission 23/00331/FUL can be discharged.

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

Condition 04 (Bins)

“No flat shall be occupied until a scheme making adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. The approved scheme shall be in place prior to occupation and shall remain in place thereafter.”

A proposed bin storage plan has been submitted, which identifies two 140 litre bins to serve each of the two approved flats to the rear side boundary of the development next to the proposed off-street parking provision and Mansion Street. The Applicant has advised that there is insufficient room to have the proposed bin storage area to be directly on the boundary of the private land and the public footpath because this would obstruct the vehicular access to the site. Based on these details, and the location of the proposed bin storage area, the details of waste and recycling storage containers would be considered to ensure that there is not a detrimental impact to the street scene and the overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 04 (Bins) of planning permission 23/00331/FUL can be discharged.

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

Date: 29 January 2026

A handwritten signature in blue ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning