

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00745/DISCON
Applicant: Mr T Fox
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: The Bulls Head 88 Main Street Nailstone

Application to discharge conditions 3 (Materials) & 5 (Landscaping) attached to planning permission 18/01288/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 materials to be used on the external elevations of the dwellings and for the renovation of the Bulls Head public house shall be made available to view on site and on acceptance approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.

C3 & C5 Materials Schedule Rev C – received 21 August 2023

Condition 5

No development beyond foundation level shall commence 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.

**C5, Proposed Site Plan, Drg No. 21.4104.02 E – received 31 July 2023
C3 & C5 Materials Schedule Rev C – received 21 August 2023**

Consultees / Assessed by:

Conservation Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

The materials schedule details an Arden Olde Farm House facing brick with a Marley Ashmore roof tile, UPVC flush casement windows with grain effect RAL 7038 and GRP Composite doors together with an aluminium bi-folding doors for the housing part of the development.

The Bulls Head Public House is proposed to be new monocouche render finish in chalk white with existing brick detail corbelling to be retained. Window, heads and cill will be retained along with the rise and fall gutter brackets. The details provided ensure that the development will have a satisfactory appearance in the interests of visual amenity in

accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

The Site Plan and details submitted for condition 5 (landscaping) confirms the use of 1.2m high timber post and rail fencing to the rear of the new dwellings and along the northern boundary of the conservation area, which would preserve its rural setting. A 2m high brick wall between plot 6 and the pub garden, with this being a traditional boundary feature for the conservation area, and the use of appropriately styled close boarded fencing and gates elsewhere throughout the site. This is complimented with the retained hedge and Trees proposed to each of the plots. Permeable block paving is shown to be used for the parking spaces to the plots and resin bonded gravel to the access. The frontages to the plots will be turfed and beds of shrub planting together with existing hedges being retained in this area. New hedges will be of a native species. It details in the key on the plan that the hard and soft landscaping will be implemented prior to occupation and that any tree, hedge or shrubs will be replaced should they die within a 5 year period. The plan demonstrates that the hard and soft landscaping will ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 5 Landscape – Discharge