

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr P Collis
The Secret Garden Ltd
Unit 6C
Sketchley Meadows Ind. Estate
Hinckley
Leicestershire
LE10 3EN

Details of Application:

Application Ref: 25/00224/DISCON
Proposal: Application to discharge C11 (John Street closure) C12 (highway mitigation)
attached to planning permission 19/00567/FUL
Location: Former Severn Trent Reservoir Off Leicester Road, Hinckley

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

Condition 11

The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing redundant vehicular access on John Street has been closed permanently and the kerbs and highway footway reinstated in accordance with details first submitted to and agreed in writing by the local planning authority.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

Condition 12

No part of the development shall be occupied until such time as a scheme detailing a keep clear marking on Leicester Road on the eastbound side of the carriageway has been submitted to and agreed in writing by the local planning authority. Thereafter, the approved scheme shall be implemented in full prior to occupation of any dwelling hereby permitted.

Reason: To discourage queuing eastbound drivers from blocking the site access preventing right turners accessing the site, in the general interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

C11, C12, Section 278 Works 1163-02-S278-01, received 9 April 2025
C11, C12, Section 278 Works 1163-02-S278-02, received 9 April 2025

Consultees:

LCC Highways: The Local Highway Authority (LHA) have reviewed the submitted documents and are satisfied that the information provided is adequate for the discharge of both conditions 11 and 12.

Summary:*Condition 11*

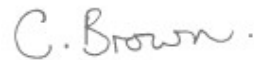
The plans submitted show the replacement of the existing dropped kerb with full depth kerbs to match the adjoining, as well as replacement of the existing dropped crossing with a full depth path to match the adjoining. The existing telegraph pole is retained and all utility chambers are to have their covers raised to suit the new path level. The LHA have deemed the details provided to be adequate for discharge. The proposed kerbs and highway footway are therefore in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

Condition 12

The plans submitted demonstrate the proposed 'keep clear' markings to be made at 1.6 metres in height and 2.55 metres in width across the eastbound lane of the highway at the point of access to the scheme. The whitelining of the markings is to be consistent with The Traffic Signs Regulations and General Directions. The LHA have deemed the details provided to be adequate for discharge. The proposed keep clear markings are therefore in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

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: 16 June 2025



Christopher Brown MRTPI
Head of Planning