

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00233/DISCON
Applicant: Mr Adam Blake
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 12 Sketchley Lane Ratcliffe Culey Atherstone

Application to discharge conditions 8 (Bat Boxes), 9 (Materials) attached to planning permission 22/00639/FUL

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

Condition 8

No development shall be occupied until a scheme that makes provision for bat boxes on site has been submitted in writing to and approved in writing by the Local Planning Authority and the approved details implemented. The approved scheme shall be implemented in accordance with the agreed details and retained thereafter.

C8 Bat Boxes Plan Revised Location 2023-05-11 1905 - received 12 May 2023

Condition 9

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 hereby permitted have been deposited with the local planning authority and approved by the Planning Manager and in consultation with the Ward Councillor. The scheme shall only be implemented in accordance with those approved materials.

Received 10 March 2023

**C9 Apollo Red Brick & Roof Tile Northstone Donard & Penrose Grey
C9 Materials List**

Consultees / Assessed by:

LCC Ecology
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 8

A planning layout plan has been provided that details bat boxes to be implemented on site. The details have been assessed by the County Ecologist who has found the type of boxes and location of the proposed boxes acceptable as it will ensure that the scheme makes an appropriate contribution towards a net gain in biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

A light red textured brick with a mix of lighter colourings is proposed for the dwellings along with a slate grey roof tile. The materials will ensure that the development has 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) as although different to those existing properties will not be over bearing on the street scene and work well with the design of the proposal.

Officer Recommendations:

Condition 8 Bat Boxes – Discharge

Condition 9 Materials – Discharge