

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00962/DISCON
Applicant: n/a
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 8 Wood Lane Norton Juxta Twycross Atherstone

Application to discharge conditions 3 (SuDS), 4 (SuDS Long Term Maintenance) 6 (Hard and Soft Landscaping), 7 (Landscaping Management Plan), 8 (Boundary Treatments), 9 (Bat/bird boxes), 10 (Materials), 17 (Waste and Recycling) attached to planning permission 20/01250/FUL

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

Condition 3

No development shall commence on site until a scheme to provide a sustainable surface water drainage system (SuDS) in accordance with the Flood Consequence Assessment and Drainage Strategy dated July 2018 has been submitted to and approved by the local planning authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 29 September 2023

C3 Storm Water Calculations

C3 & C4 Proposed Drainage Strategy Drg No. IPD-21-543-500 Rev A

Condition 4

Prior to first occupation of any of the dwellings hereby permitted, full details in relation to the long term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the local planning authority in consultation with Natural England. The system shall subsequently be maintained in accordance with the approved details at all times thereafter.

Received 29 September 2023

C3 & C4 Proposed Drainage Strategy Drg No. IPD-21-543-500 Rev A

Condition 6

No dwelling as hereby approved shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours
- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details in the first planting season following the date of the details being approved and shall thereafter be managed and maintained in accordance with the Landscape Management and Maintenance Plan to be approved under condition 7 of this planning permission at all times thereafter.

Received 29 September 2023
C6 - Landscape Proposals - Drg No. 1A

Received 25 January 2024
C6 C7, 8 &10 External Works Layout – Drg No. 9582 13H

Condition 7

Prior to the first occupation of any of the dwellings hereby permitted, a landscape management and maintenance plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The management and maintenance of the public open space hereby permitted shall thereafter be carried out in accordance with the approved details.

Received 25 January 2024
C6 C7, 8 &10 External Works Layout – Drg No. 9582 13H

Received 29 September 2023
C6 - Landscape Proposals - Drg No. 1A

Condition 8

No dwelling as hereby approved shall be occupied until such time as full details of all boundary treatments including walls, fencing and hedgerows have been submitted to and approved in writing by the local planning authority and the scheme shall be implemented and thereafter maintained in accordance with the approved details prior to the first occupation of each of the dwellings hereby permitted.

Received 25 January 2024
C6 C7, 8 &10 External Works Layout – Drg No. 9582 13H

Condition 9

No dwelling, as hereby approved, shall be occupied until details of bat and bird boxes, including 12 bat boxes, barn owl and stock dove nest boxes, 6 house martin terrace boxes, 7 house martin nest cups and 7 swallow nest cups, have been submitted to and approved in writing by the Local Planning Authority. All agreed nest boxes and nest cups shall be installed prior to first occupation and retained in accordance with the approved details thereafter.

Received 12 February 2024
C9 - Bat & Bird Box Layout - Drg No. 9582.400a

Condition 10

No development above foundation level of any of the dwellings hereby permitted shall take place until representative samples of the types and colours of materials to be used on the external elevations of the dwellings have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 25 January 2024
C6 C7, 8 &10 External Works Layout – Drg No. 9582 13H

Condition 17

Prior to the first occupation of the development hereby approved, there shall first be submitted to and approved in writing by the Local Planning Authority a site wide scheme of

waste and recycling storage containers and collection. The scheme should provide details of accessibility to storage facilities and demonstrate that adequate space is provided at the adopted highway boundary to store and service wheeled containers. The approved scheme of waste and recycling shall be implemented prior to the first occupation of the dwellings hereby approved and retained in accordance with the approved scheme thereafter.

Received 29 September 2023

C17 - Refuse Collection Point - Drg No. 9582.401

Consultees / Assessed by:

Drainage Officer

LCC Ecology

Waste & Recycling Officer

Conclusion / Summary:

Condition 3

A drainage strategy has been submitted together with supporting calculations, which have been assessed by the Councils Drainage Officer. The drainage strategy is acceptable as the calculations demonstrate that the development is being provided with a satisfactory means of surface water drainage to prevent flooding and minimise the risk of pollution by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

The proposed drainage strategy is to use soakaways and has been assessed by the Councils Drainage Officer, the detailed provided ensure that the drainage will provide ensure the long-term performance, both in terms of flood risk and water quality, of the sustainable surface water drainage system within the proposed development to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 6

A Landscaping plan has been submitted and details that the frontage to the development will be laid to lawn where some trees and shrubs will be retained, and some new trees are to be planted. Hard surfaces are proposed to the bin storage areas and pathways in natural Saxon textured paving slabs. Tegular block paving slabs in "original are to be used to the access on the development with the courtyard being golden amber self-binding gravel and the rear gardens laid to lawn. A schedule of plants are proposed to provide a variety of soft landscaping which will soften the appearance of the hard surfaced path ways of the development. Additional tree planting to the rear of each of the units is proposed which will enhance the appearance of the development and the biodiversity of the site in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

The landscape management and maintenance to the landscaped areas will be the responsibility of individual owners the maintenance will ensure that the development is kept to an acceptable standard to the front of the development to conserve and enhance features of nature conservation within the site and in the interests of visual amenity in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

The external works plan details that there will be a 1.2m brick wall and a 600 c/b fence set back to Unit A, together with 1.2 brick walls around the waste and recycling collection point. A 1.8 brick wall is detailed to the farmhouse and is like that of existing. 1.2 post and wire fencing are proposed to most of the boundaries with hedges to the boundary of Unit B. The proposed boundary between each property is a 1.8m close board fencing. The eastern boundary (Unit e & F) will be retained as existing which consists of a brick wall to the adjacent buildings. The rear of the units will be 1.2 post and wire fencing to retain a rural appearance. The details demonstrate how the development will provide privacy to the amenity of neighbouring properties and the future occupiers of the site as well as giving a rural appearance where necessary in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

Plan Bat & Bird Box Layout - Drg No. 9582.400a details where bat and bird boxes are proposed and their types. The details have been assessed by Red Kite (LCC Ecology) and they have found the details satisfactory as the details demonstrate satisfactory types of bat boxes are being provided and the swallow nest cups are now located in the correct position and the makes and models of the proposed enhancement have also been provided do not ensure that they appropriate conservation and protection of biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Condition 10

The external works plan details the proposed materials for the Farmhouse and the additional units. The Farmhouse is proposed to use reclaimed brick to match those of existing and reclaimed clay plain tiles to match existing. The Unit elevations will be an Ember Blend by Furness Brick who are a specialist in providing heritage style bricks. The Ember Blend is light orange style brick with dark bricks surrounding, with some having a smooth surface with blemishes which give the appearance of an old farmhouse. The roofing materials are proposed to be a Staffordshire Blue Plain Clay tiles which is a high-quality product. The details demonstrate that the development will have a satisfactory and high standard in appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17

The external works plan and bin storage details have been provided in support of Condition 17. The plan shows that each unit will have its own storage point for the waste and recycling with a collection point to the front of the property, on hard standing to the access and adjacent to the highway. The details are satisfactory as the collection point is adjacent to the adopted highway as per the Councils Waste and Recycling Collection Policy but also ensures that they are specific storage areas to each of the units so they can be stored so that the bins are not a permanent detriment to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 SuDS -

Condition 4 SuDS Long Term Maintenance

Condition 6 Hard & Soft Landscaping – Discharge

Condition 7 Landscaping Management Plan – Discharge

Condition 8 Boundary Treatments – Discharge

Condition 9 Bat & Bird Boxes – Discharged

Condition 10 Materials – Discharge

Condition 17 Waste & Recycling