

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00581/DISCON
Applicant: Mr Glenn Willis
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Hunt Lane Farm Hunts Lane Desford

**Application to discharge C3 (Materials), C6 (Drainage) and C9 (Waste & recycling)
attached to planning permission 22/00520/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 hereby permitted have been deposited with and approved in writing by the local planning authority. The scheme shall be implemented in accordance with those approved materials.

Received 7 August 2023

C3 Materials Schedule

C3 Materials Drawing

C3 Photos

Condition 6

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 3 August 2023

C6 Site Drainage Plan 2527-C01 Rev A

Received 12 June 2023

C6 Drainage Plan (Proposed Site Plan) Drg No 22-08-2

Condition 9

No development above floor plate level shall take place until a scheme makes 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.

Received 3 August 2023

C9 Waste & Recycling

Consultees / Assessed by:

Drainage Officer

Case Officer

Waste & Recycling Officer

Conclusion / Summary:**Condition 3**

Specific material details have been provided by way of a schedule of materials, a plan showing where they will be used and photo images of their appearance. The officers report indicates grey / contemporary materials different to those in the area and the Case Officer has advised that the details are acceptable and is of the opinion that the development will have an unusual but 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 6

Drainage plans submitted show how the surface water and foul drainage will be disposed of and assessed by the Councils Drainage Officer. Soakaways are proposed with relevant foul treatment systems and hard surfacing will be permeable paving. The details ensure that the possibility of surface water will be reduced from the site and not deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2021).

Condition 9

A storage area for the waste and recycling bins has been provided on the development site with bin collection points show adjacent to the highway boundary, on allocated collection days. This meets with the Waste & Recycling Policy and ensures that the bins have a designated storage area to ensure the bin storage on site is not detrimental 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 Materials – Discharge

Condition 6 Drainage – Discharge

Condition 9 Waste & Recycling – Discharge