

**Delegated Report
Discharge of Conditions**

Planning Ref: [OBJ]25/00286/DISCON

Applicant: [OBJ]Esther Wiles

Ward: [OBJ]Newbold Verdon With Desford & Peckleton

Site: [OBJ]Land East Of The Windmill Inn Brascote Lane



Hinckley & Bosworth
Borough Council

**Application to discharge condition 12 (Tree Protection) on appeal decision
APP/K2420/W/23/3331081 relating to planning application no. 22/00277/OUT**

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

Condition 12

Development shall not commence until details of all trees, shrubs and hedges to be retained, including any trees located outside but adjacent to the site boundary, together with the means of protecting them from damage during the carrying out of the development, have been submitted to, and approved in writing by, the local planning authority. The approved means of protection shall be installed prior to the commencement of development and shall remain in place until the completion of the development.

C12 Arboricultural Method Statement Report Ref. BG24.292 - Received 19 March 2025

Consultees / Assessed by:

Tree Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 12

The tree protection report has been reviewed by both the Councils Tree Officer and Compliance and Monitoring Officer. The report identifies those trees to be protected and the methods in which are proposed to be protected. Those to be fell in H9 are unavoidable to enable the development to be implemented and demonstrates adequately how the existing trees on site will be protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 12 Tree Protection – Discharge