

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00767/DISCON
Applicant: Paul Cheater
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land West Of 1 Convent Drive Stoke Golding

**Application to discharge conditions 7 (Landscaping) and 8 (Materials) from
23/01064/FUL**

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

Condition 7

The development hereby permitted shall not be brought into use until a scheme of hard and soft landscaping works, including boundary treatments, for the site including an implementation scheme, has been submitted in writing to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

**Received 5 September 2024
C7 Approved Tree Survey**

**Received 7 October 2024
C7 Site Layout (revised)**

Condition 8

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, and the scheme shall be implemented in accordance with those approved materials.

**C8 Materials Received 10 September & 7 August 2023
Moray Red Mix brick, Marley Ashmore Smooth Grey, Cream silicone render smooth**

Consultees / Assessed by:

LCC Ecology
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 7 The hard and soft landscaping together with ecology enhancements are detailed on the site layout plan which consist of one woodcrete bat box and bird box being situated on a suitable retained mature tree within the garden area which Ecology have agreed is acceptable. Block paved bound materials will be installed to an area where bin collection point will be and driveway to ensure no loose stones will deposit on to the highway along with 600mm wrought iron black railings to the front of the development for privacy and security as the development is close the public roadway. The garden area to the left of the dwelling is proposed to be retained grass with a post and rail fencing to the front with a laurel

hedge to be planted to create privacy together with a soft appearance along the public highway, existing security fencing to the rear will be retained and continued to provide a secure boundary treatment to avoid any unnecessary damage to the existing trees and hedges shrubs in this area. Once the laurel hedge is in place the fencing here will not be seen and is also blended with existing vegetation in this area anyway. Close board fencing to the neighbouring property will be installed to secure the boundary to the new dwelling and those existing dwellings. Small area to the front will be planting. A retaining wall is provided to address the levels from the dwelling to the garden with appropriate steps to gain access. The approved tree report is also submitted to confirm what is being retained and what is not. An implementation of all hard and soft landscaping to be completed prior to occupation has been provided to ensure that it will be completed in a reasonable timeframe. The details demonstrate that the development will have appropriate boundary treatments with soft landscaping to ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8 A red coloured brick with tones of darker and lighter shades with a dark element within has been proposed that will not conflict with the development that Convent Drive leads into and is unique in its colouring to enhance the design of the dwelling without being identical. Roof tiles are proposed to be a Marley Ashmore smooth grey which is small in area with smooth cream render to the rendered elevations on the approved plans. The proposed materials demonstrate that the development will have 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).

Officer Recommendations:

Condition 7 Hard and Soft Landscaping – Discharge

Condition 8 Materials - Discharge