

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITIONS DISCHARGED

Name and Address of Applicant

Patrick Godden
1A Upper Grange Farm
Ratby Lane
Markfield
LE67 9RJ

Name and Address of Agent (if any)

Mr Kevin Walters
Walters Architects
Suite 1.22, 7 Peacock Lane
Leicester
LE1 5PZ

Part I – Particulars of Application

Planning Reference:	26/00355/DISCON
Application Site:	Upper Grange Farm, 1A Ratby Lane, Markfield
Proposal:	Application to discharge Conditions 3 (Materials), 4 (Hard and Soft Landscaping), 6 (Precautionary Working Method Statement), and 7 (Biodiversity Enhancement Layout) from application 24/01155/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 (Materials)

- Proposed Materials – WA 677 (Walter Architects)

Condition 4 (Hard and Soft Landscaping)

- Landscape Layout – 2601WAL-MAR-1 (Capeling Landscape Design Ltd)

Condition 6 (Precautionary Method Statement)

- Precautionary Working Method Statement & Biodiversity Enhancement Layout – PRO145_02_26PWMS

Condition 7 (Biodiversity Enhancement Layout)

- Precautionary Working Method Statement & Biodiversity Enhancement Layout – PRO145_02_26PWMS
- Private Lighting Design 30306_02_100_01 (MEC Consulting Group)

The details submitted are **ACCEPTABLE** and the conditions are **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).



Date: 29 July 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 03 (Materials):

“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 dwelling 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.

Reason: *To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy M10 of The Markfield Neighbourhood Plan (2021).”*

Consultee responses:

N/A

Assessment:

The submitted materials include Ibstock Birtley Olde English red brick, grey slate roof tiles, timber windows with stone cills, and black timber roof lights. This materials palette is high quality and will complement the design of the dwelling and the surrounding area. This would

ensure that the proposal complies with Policies DM10 of the SADMP and Policy M10 of the NP.

It is therefore considered that Condition 3 (materials) of planning permission 23/00673/OUT can be discharged.

Condition 4 (Hard and Soft Landscaping):

“No development above foundation level shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted to and approved in writing by the Local Planning Authority. Thereafter scheme shall be carried out in full accordance with the approved landscaping and implementation 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 are seriously diseased shall be replaced by trees or shrubs of a similar size and species (native) to those originally planted at which time shall be specified by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).”

Consultee responses:

LCC Ecology

Assessment:

The Landscaping plan confirms that the grassland to the rear of the dwelling is to be retained, and the soft landscaping will include new grass to the side of the dwelling, a mixed native hedge to the eastern boundary, and pockets of decorative planting throughout the site.

The proposed hard landscaping includes permeable asphalt for the front drive, block paving around the front of the dwelling, and slab paving around the dwelling and in the rear garden.

LCC Ecology conform that the planting is acceptable and will provide adequate resources for pollinators.

The submitted details are considered appropriate and will complement the dwelling in accordance with Policies DM4 and DM10 of the SADMP.

Condition 6 (Precautionary Method Statement):

“Prior to the demolition of the existing building, a Precautionary Working Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles, amphibians, besting birds, bats and hedgehog during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in

accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016)."

Consultee responses:

LCC Ecology

Assessment:

LCC Ecology have reviewed the Precautionary Method Statement and confirm that there are no objections and that the condition can be discharged. The submitted details are therefore considered acceptable in accordance with Policy DM6 of the SADMP.

Condition 7 (Biodiversity Enhancement Layout):

"No development above foundation level shall be completed until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Elite Ecology, December 2024) report shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."*

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016)."

Consultee responses:

LCC Ecology

Assessment:

LCC Ecology have reviewed the Precautionary Method Statement and Biodiversity Enhancement Layout and confirm that there are no objections and that the condition can be discharged. The submitted details are therefore considered acceptable in accordance with Policy DM6 of the SADMP.
