

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00182/DISCON
Applicant: Ms Mary Jacques
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old Forge 13 - 15 Park Street Market Bosworth

Application to discharge conditions 4 (Cycle Provision), 5 (Waste and Recycling), 6 (Ventilation) attached to planning permission 22/00473/FUL

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

Condition 4

The development hereby permitted shall not be occupied until such time as secure (and under cover) cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.

Received 24 February 2023

C4 – Proposed Bike Store Drg No. P-080 A - F

C4 & C5 (Waste & Bike Store) Proposed Floor Plans Drg No. P-050 F

Condition 5

The development shall not be occupied 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 to facilitate collection of waste via a registered waste carrier.

C4 & C5 (Waste & Bike Store) Proposed Floor Plans Drg No. P-050 F - Received 24 February 2023

Condition 6

Hot food shall not be prepared at the premises until a scheme for ventilation of the premises, which shall include the installation method, maintenance and management has been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be fully implemented prior to the serving of any hot food and thereafter maintained as such at all times

C6 (Ventilation) Proposed Floor Plans Drg No. P-051 E - Received 24 February 2023

Consultees / Assessed by:

Environmental Services
LCC Highways
Waste & Recycling

Conclusion / Summary:

Condition 4

A timber post frame is to be erected with a flat waterproof membrane roof which will provide a secure a covered cycle storage for up to 6 bikes. The provision of a secure and covered

cycle storage will assist in the promotion of travel by sustainable modes in accordance with the National Planning Policy Framework (2021).

Condition 5

A plan showing that 2 No. 1100 litre refuse bins will be located adjacent to the main site entrance gates and collection will be arranged with a commercial waste company. The details will ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected and although not being collected by HBBC it does meeting the Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

Condition 6

A plan has been provided in support of condition 6 and assessed by the Councils Environmental Services Officer. The details have been found to be satisfactory and will safeguard amenities of neighbouring properties in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 4 Cycle Storage – Discharge

Condition 5 Waste & Recycling – Discharge

Condition 6 Ventilation – Discharge