

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00538/DISCON
Applicant: Mr Chris Howsin
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Field Maple House 34 Lindridge Lane Desford

Application to discharge conditions 5 (Hard and Soft Landscaping) C7 (construction Traffic Management Plan) attached to planning permission 21/01449/FUL

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

Condition 5

No development shall take place above slab level until a landscaping 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 scheme and 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 2 June 2023

C5 Hard and Soft Landscaping Plan

Condition 7

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

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C7 Traffic Management Plan

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 5

The plan submitted in support of Condition 5 shows that the existing hedge is to remain either side of the new access, which is to be tarmac. A grassed area to the right hand side of the access and an existing cherry tree, which will be protected during construction, will remain. To the left hand side of the access behind the hedge will be bin storage and block paving for the driveway for the parking of vehicles. The rear of the house will be a patio together with existing grass to remain to the rear garden. To identify the residential curtilage of the property will be a 1.8m fence and the remaining to be post and rail with post and rail to the front either side of the access. The details provided demonstrate that the development will keep a soft landscaping appearance to the front of the dwelling, which provides a

satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 7

A Traffic Management Plan has been submitted at the request of the Highway Authority. The details are found to be acceptable as they demonstrate how they proposed to help reduce the possibility of deleterious material (mud, stones etc.), being deposited in the highway and becoming a hazard for road users, and to assist that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

Officer Recommendations:

Condition 5 Hard and Soft Landscaping – Discharge

Condition 7 CTMP – Discharge