

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00937/DISCON
Applicant: Mr Lewis Creed
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land North Of Hill Top Farm Hill Top Earl Shilton

Application to discharge condition 4 (Pumping Station) attached to planning permission 24/00496/REM

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

Condition 4

No development shall commence above Damp Proof Course level, until full details of the pumping station has been submitted in writing to and approved in writing by the local planning authority. Thereafter the development shall be implemented and maintained in accordance with the approved details.

Received 2 September 2025

C4, Foul Water Pump Station Elevation View Dwg no. 4271-28225-001

C4 S104 Location Plan Dwg no. 24000-113

C4, Private External Works Construction Details Dwg no. 24000-105 Rev A

Received 6 November 2025

C4 Pumping Station Technical Document (retaining wall information)

C4 External Levels (indicating retaining wall to pumping station)

Received 6 February 2026

C4 Pumping Station Earl Shilton 460

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 4

A design pumping station technical document on page 64 details the pumping station will be located within a fenced off area and some fencing will be located to the top of the required retaining walls. The proposed mesh fence is to be green. The concrete retaining walls are to be faced with red smooth Kingstone Engineering brick to make its appearance acceptable. These details are provided on the elevational drawing showing the height to the pumping station ensuring its security and the retaining walls are to be provided due to the significant level changes on the site in this location. The mesh fencing in green will help to integrate with the surrounding environment so as not to appear visually prominent and the red bricks to the concrete wall show the appearance of a side elevation to a dwelling which will assist in mitigating the impact of the retaining walls. The details demonstrate that the pumping station has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Officer Recommendations:

Condition 4 Pumping Station - Discharge