

**Substantive response of the Local Highway
Authority to a planning consultation received
under The Development Management Order.**

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 24/01095/CONDIT

Highway Reference Number: 2024/1095/04/H

Application Address: Land North East Of Triumph Motorcycles Ltd Normandy Way Hinckley
Leicestershire LE10 3BZ

Application Type: Variation of Condition (s73)

Description of Application: Variation of condition 1 of planning permission 24/00116/REM to revise the approved landscape proposal drawings to allow removal of strip of land on the western boundary of the site which sits outside Jelson's ownership.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Mitesh Rathod

County Councillor: Cllr David Bill MBE

Parish:

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to the Variation of Condition 1

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on the Variation of Condition 1 of planning permission 24/00116/REM to revise the approved landscape proposal drawings to allow removal of strip of land on the western boundary of the site which sits outside Jelson's ownership.

Condition 1

For the avoidance of doubt, Condition 1 is provided below:

The approved hard and soft landscaping scheme shall be carried out in complete accordance with the submitted application details, as follows:

- *Site Location Plan, Drg No. J112-BRP-00-00-DR-A-0100-P01*
- *Landscape Proposal, 1 of 6, Drg No. 23.1825.001 Rev A*
- *Landscape Proposal 2 of 6, Drg No. 23.1825.002*

- Landscape Proposal 3 of 6, Drg No. 23.1825.003
- Landscape Proposal 4 of 6, Drg No. 23.1825.004
- Landscape Proposal 5 of 6, Drg No. 23.1825.005
- Landscape Proposal, 6 of 6, Drg No. 23.1825.006 Rev A

The hard landscaping scheme shall be carried out and completed prior to the first occupation of any dwellings. The soft landscaping scheme shall be carried out during the first appropriate planting season following the date when any of the dwellings are first ready for occupation and 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.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The Applicant wish is to vary Condition 1 as follows:

The approved hard and soft landscaping scheme shall be carried out in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. J112-BRP-00-00-DR-A-0100-P02
- Landscape Proposal 1 of 6, Drg No. 23.1825.001 Rev B
- Landscape Proposal 2 of 6, Drg No. 23.1825.002 Rev B
- Landscape Proposal 3 of 6, Drg No. 23.1825.003 Rev B
- Landscape Proposal 4 of 6, Drg No. 23.1825.004 Rev B
- Landscape Proposal 5 of 6, Drg No. 23.1825.005 Rev B
- Landscape Proposal 6 of 6, Drg No. 23.1825.006 Rev B

The hard landscaping scheme shall be carried out and completed prior to the first occupation of any dwellings. The soft landscaping scheme shall be carried out during the first appropriate planting season following the date when any of the dwellings are first ready for occupation and 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.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highways Comments:

Whilst the LHA did not advise Condition 1 and the revised drawings appear to show no planting within 1.0m of the Public Right of Way (U6/3), the LHA highlights application reference 24/01050/CONDIT, which includes the removal of Condition 8 of planning permission 22/01091/REM. The LHA advised objection to the removal of Condition 8 as the LHA believe Jelsons is still obliged to construct the footpath alongside the site.

Date Received
10 December 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
13 December 2024