

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Name and Address of Applicant

Cartwright Homes
Vicarage Street
Nuneaton
CV11 4AZ

Name and Address of Agent (if any)

Zoe Massey
Haywards Architects Ltd.
19 Station Road
Hinckley
LE10 1AW

Details of Application:

Application Ref: 25/01136/DISCON

Proposal: Application to discharge condition 3 (WSI), condition 11 (Noise) attached to planning permission 23/00311/FUL.

Location: Cartwright Homes, Land off Chapel Lane, Witherley

The condition and supporting details submitted to apply for the discharge of condition:

Condition 3 (WSI)

No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted in writing to and approved in writing by the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Reason: *To ensure satisfactory archaeological investigation, recording, dissemination, and archiving in accordance with Policy DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (2023).*

Condition 11 (Noise)

Development above floor plate level shall not take place until a scheme for protecting the proposed dwellings from noise from music at the adjacent Parish Room shall have been submitted to, and approved in writing by, the Local Planning Authority. All works which form part of the scheme shall

be completed before any part of the dwellings is occupied, and those works shall be retained thereafter.

Reason: *To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

Information Submitted

C11, Acoustic Vents Specification C/O Cartwright Homes (Project No. 22/124) – received by the LPA on 13/05/26

C11, Plot 3 Elevation (Drg No. 22-124-43) – received by the LPA on 23/04/26

C11, Plot 2 Elevation (Drg No. 22-124-33 Rev C) – received by the LPA on 23/04/26

C11, Plot 5 Elevation (Drg No. 22-124-67 Rev E) – received by the LPA on 23/04/26

C11, Plot 4 Elevation (Drg No. 22-124-53 Rev B) – received by the LPA on 23/04/26

C11, Plot 1 Elevation (Drg No. 22-124-27 Rev D) – received by the LPA on 23/04/26

C11, Noise Mitigation Strategy (Drg No. 22 124 27C – BR) – received by the LPA on 10/03/26

C3, Archaeological Evaluation Report – received by the LPA on 27/11/25

Application form – received by the LPA on 27/11/25

Consultees:

LCC Archaeology - have confirmed that Condition 3 can be discharged.

HBBC Pollution – have confirmed that Condition 11 can be discharged.

Wetherley Parish Council – have no objections to the discharge of condition(s).

Summary:

Condition 3 has been partially discharged as per **25/00030/DISCON**; LCC Archaeology have confirmed that no further Archaeological work would be required and have recommended the discharge of condition 3. Condition 3 can therefore be fully discharged.

The submitted documents in support of C11 (Noise) have been assessed by HBBC Pollution who have confirmed that, following the correct installation of the necessary ventilation systems as per submitted details (Project No. 22/124) the noise mitigation strategy and acoustic detailing on all plots is acceptable and Condition 11 can be fully discharged.

The proposal therefore accords with Policies DM7, DM10 and DM13 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the National Planning Policy Statement (2024).

The details submitted are ACCEPTABLE and the condition(s) are hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 3rd June 2026



Christopher Brown MRTPI
Head of Planning