

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00912/DISCON
Applicant: Welcome Break Group Limited
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land East Of Stretton Croft Wolvey Road

Application to discharge condition 20 (Landscaping) attached to planning permission 25/00741/CONDIT (23/01023/HYB)

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

Condition 21

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation 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 landscaping scheme. The soft landscaping scheme 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 16 February 2026

C20 Landscape Layout 5254-01 Rev.H DEP

C20 C0009-WBH-XX-XX-LT-1004 WB Hinckley Response to Hard Landscaping

C20 240630-WCA-00-XX-DR-A-90102-P02-Proposed Hard Landscaping Plan

C20 240630-WCA-00-XX-DR-A-90101-P02-Proposed Boundary Treatment Plan

C20 LEMP 24/9/2025

Consultees / Assessed by:

National Highways

LCC Highways

LCC Ecology

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 21

An application has been submitted to discharge the landscaping condition for the cross-boundary development with Rugby Borough Council at the site known as Stretton Croft.

The proposed scheme identifies the existing mature trees and shrubs along the boundary adjacent to the A5, which will be retained to maintain the established landscape buffer. A continuation of this boundary is proposed through the introduction of a native hedge and tree line extending along the site access and into the development itself. On the opposite side of the access road, a further line of trees is proposed within a large area of native species-rich wildflower grassland, as required by the Ecologist. This area will be complemented by additional native hedging, shrubs, and grassed areas to create a substantial buffer around the site entrance and along the access route.

Within the site, native shrub planting is proposed alongside existing and new hedgerows to strengthen ecological corridors. Species-rich grassland will be incorporated around buildings, with amenity grass provided immediately adjacent to structures to deliver a

well-maintained appearance combined with ecological enhancements. Grasscrete parking bays are proposed to soften the visual impact of large parking areas, and a living roof will introduce further wildlife habitat. Small areas of grass and shrubs are also proposed between parking bays and access roads to enhance the overall soft landscaping.

The hard-surfacing plan proposes tarmac for the main internal roads, parking areas, and pathways. Block paving—some of which will be permeable—is proposed around the main amenity building and the drive-thru. Both domestic and commercial fuel areas will include concrete aprons, as will the storage and compound areas.

Boundary treatments include the retention of the existing 1.2m post-and-rail fencing adjacent to the A5, with new fencing of the same style extending to the site access. Retaining walls and additional post-and-rail fencing are proposed within the site where appropriate. Armco barriers will be installed around the pylon, and a 2.2m acoustic fence is proposed to protect neighbouring properties. Paladin fencing will be installed to the west of the site for security purposes. Existing post-and-rail fences will be repaired where necessary.

The landscaping scheme is proposed to be fully implemented prior to the use of any part of the development.

The LPA are satisfied that the details provided demonstrate that the development site 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).

Rugby Borough Council approved their landscaping application on 4 December 2025
R25/0848

Drawing No.01 Rev.H (Landscape Layout) • Drawing No.90101 Rev.P01 (Proposed Boundary Treatment) • Drawing No.90102 Rev.P02 (Proposed Hard Landscaping Plan) • Drawing No.90103 Rev.P01 (Proposed Boundary Treatment Details) • LEMP prepared by 'Rachel Hacking Ecology'

Officer Recommendations:

Condition 21 Landscaping – Discharge