

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITIONS DISCHARGED

Name and Address of Applicant

Grove Homes Midlands (LTD)
Grove House
Grove Road
Burbage
Hinckley
Leicestershire
LE10 2AE

Name and Address of Agent

Mr Sam Sanderock
Tim Adams Architects Limited
Westwood Studios
59 Bitteswell Road
Lutterworth
LE17 4EP

Part I – Particulars of Application

Planning Reference: 25/01205/DISCON
Application Site: Grove House, Grove Road, Burbage
Proposal: Application to discharge C10 (Landscape), C11 (Landscape and Ecological Management Plan (LEMP) and C14 (External Lighting) attached to planning permission 24/00601/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 10 (Landscape)

- C10, Gate & Fence Design, Drg No. 198-TAA-XX-ZZ-DR-A-9500 Rev P03
- C10, Proposed Street Scene, Drg No. 199-TAA-XX-ZZ-DR-A-1414 Rev P03
- C10, C11, Proposed Landscaping Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1700 Rev P07
- C10, C11, Planting Plan, Drg No. 1829 3 Rev 3

Condition 11 (Landscape and Ecological Management Plan (LEMP))

- C11, Biodiversity Net Gain Metric
 - C10, C11, Planting Plan, Drg No. 1829 3 Rev 3
 - C11, Biodiversity No Net Loss Statement
 - C11, Post Development Habitat Map, Drg No. 1829 2 Rev 3
 - C11, Landscape and Ecological Management Plan, Drg No. 1829 5 Rev 3
 - C10, C11, Proposed Landscaping Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1700 Rev
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Condition 14 (External Lighting)

- C14, Lighting Specification

The details submitted are **ACCEPTABLE** and the conditions are **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the conditions.

Date: 14th August 2026

C. Brown.

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 10 (Landscape):

‘Prior to the first occupation of any dwelling on the site full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- a) Means of enclosure*
- b) Hard surfacing materials*
- c) Planting plans*
- d) Written specifications*
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate*
- f) Implementation programme.*

Soft landscaping/planting details shall be in accordance with the approved BNG details.

Reason: *To enhance the appearance of the development, to protect the privacy and amenity of the future occupiers of the dwellings hereby permitted and the occupiers of neighbouring properties and to ensure that the works are carried out in a reasonable period of time to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).’*

Consultee responses:

LCC Ecology – have confirmed that the condition can be discharged.

Assessment:

To the front of the site will sit tarmacadam hardstanding with an area of neutral grassland to the south-west accompanied by existing trees and the bin collection point. Granite setts will lead to modest red brick pillars with stone coping and spheres to the top of and a recessed stone panel below of reading ‘The Grove’. The pillars would reflect those seen to the front of Grove House albeit on a slightly larger scale. An automated steel powder coated gate will further be set between the two pillars which would draw inspiration from St Catherine’s Church within the vicinity of the site. (It is important to note that the Council have worked

with the applicant's agent throughout the determination process to find an acceptable design and scale for the pillars/gate.)

Once past the gates the private highway will be surfaced in a mix of tarmac and block paving, with hydropave tegula paving to the visitor parking and to the frontage of the plots. Neutral grassland, existing and new trees/hedgerows would line the boundary of the site, with low hedgerows lining the front of the plots. The amenity ground of the plots will be finished in amenity grass, block paving and porcelain tiles with amenity shrubs.

An implementation programme has been provided for the proposed planting alongside the schedules of plants, noting species, plant sizes and proposed numbers/densities which are satisfactory. County Ecology are in addition satisfied that the soft landscaping/planting details are in accordance with the approved BNG details.

Additional landscaping works include the installation of cedar fencing to the north-eastern boundary to the visitor parking, close boarded fencing to the rear of the plots and low estate rail fencing to the plots frontage. The fencing proposed is typical of that seen to residential areas.

Overall, the Council are satisfied that the supporting documents satisfy the requirements of a-f of the condition. The proposal will therefore enhance the appearance of the development, to protect the privacy and amenity of the future occupiers of the dwellings hereby permitted and the occupiers of neighbouring properties and to ensure that the works are carried out in a reasonable period of time to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11 (Landscape and Ecological Management Plan (LEMP):

'Prior to first occupation of any dwelling on the site a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- A. *details of BNG % gain*
- B. *description and evaluation of the features to be created/enhanced*
- C. *aims and objectives of management*
- D. *appropriate management options for achieving aims and objectives*
- E. *prescriptions for management actions*
- F. *work schedule*
- G. *species/seed mixes to be planted/sown*
- H. *ongoing monitoring and remedial measures.*

The approved plan will be implemented in accordance with the approved details.

Reason: *In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'*

Consultee responses:

LCC Ecology – have confirmed that the condition can be discharged.

Assessment:

County Ecology have reviewed the submitted supporting documents and are satisfied that

they satisfy the requirements of A-H of the condition. Importantly, there is a net gain on site for both habitat (+1.40%) and hedgerow (+57.68%). The scheme is not subject to mandatory BNG and therefore these low percentages are acceptable and the proposal will therefore protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14 (External Lighting):

'Prior to first occupation of any dwelling details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.'

Reason: *To help prevent and control light pollution in accordance with Policy DM6 & DM7 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2023).'*

Consultee responses:

HBBC Environmental Health (Pollution) – have confirmed that the condition can be discharged.

Assessment:

The Council's Environmental Health Officer has reviewed the submitted Lighting Specification and is satisfied that the proposal will help prevent and control light pollution in accordance with Policy DM6 & DM7 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).
