

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Conditions Discharged

Mr Chris Page
Central Co-op Support Centre
Queen Street
Lichfield
WS13 6QD

Mr Alfie Simons
Corporate Architecture
1 Trimbush Way
Rockingham Road
Market Harborough
LE16 7XY

Details of Application:

Application Ref: 26/00028/DISCON

Proposal: Application to discharge C9 (Cycle parking), C11 (Closure of existing access), C12 (Site drainage), C15 (Hard and soft landscaping), and C21 (Bird boxes) attached to planning permission 23/00711/FUL.

Location: The Blue Bell Inn, 39 High Street, Desford, Leicester, Leicestershire, LE9 9JF

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

Condition 9

The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).

Information Submitted:

C9, Conservation Cycle Rack – Cycle Works

Consultees/Assessed by:

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

Summary:

The submitted details have been assessed by LCC Highways who have confirmed that the cycle scheme is satisfactory. The proposal therefore promotes travel by sustainable modes of transport in accordance with the National Planning Policy Framework.

Condition 11

The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless any existing vehicular accesses on High Street that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (December 2023).

Information Submitted:

C11, S278 Technical Approval Letter
C11, Standard Details, Drg No. 5428-120 Rev C
C11, General Arrangement, Drg No. 5428-101 Rev D
C11, Construction Types, Drg No. 5428-103 Rev C

Consultees/Assessed by:

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

Summary:

The submitted details have been assessed by LCC Highways who have confirmed that the existing access will be closed off with appropriate kerbing and a continuous footway. The proposal therefore protects highway and pedestrian safety in accordance with the National Planning Policy Framework.

Condition 12

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (December 2023).

Information Submitted:

C12, Drainage Calculations
C12, Drainage Construction Details, Sheet 1 of 2, Drg No. 23-20333 0-180 Rev C2
C12, Drainage Construction Details, Sheet 2 of 2, Drg No. 23-20333 0-181 Rev C2
C12, Adoptable Manhole Construction Detail, Drg No. 23-2033 0-183 Rev C1
C12, Drainage Layout, Drg No. 23-20333 0-500 Rev P8

Consultees/Assessed by:

HBBC Drainage – have confirmed that the condition can be discharged.

Summary:

The submitted details have been assessed by HBBC Drainage who have confirmed that sustainable surface water drainage system scheme is satisfactory. The proposal therefore reduces the possibility of surface water from the site being deposited in the highway, protecting the safety of highway users in accordance with the National Planning Policy Framework.

Condition 15

No development shall take place beyond foundation level 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 and new tree and shrub planting will comprise native species. 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.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Information Submitted:

C15, Hard Landscape Proposals Drawing No. 2301-PL1-04 REV –C
C15, Landscape Masterplan Drawing No.2301-PL1-02 REV -B

Consultees:

HBBC Conservation Officer - has confirmed that the condition can be discharged.

Assessed by:

Planning Officer – Sophie Iliffe

Summary:

The proposed hard and soft landscaping details predominantly replicate those discharged under 25/00098/DISCON. The revisions are limited to the change in the resin to a Daltex-Cappuccino mixed Aggregate finish and the change in block paving to a charcoal concrete finish.

The proposed materials have been assessed and are considered to be acceptable and would ensure a satisfactory external appearance in accordance with Policies DM4, DM10 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 21

Prior to the first occupation of the dwelling hereby approved, details regarding the location and specification of:

- *2 x bird boxes to be incorporated on or within the building/extension; shall be submitted to and approved in writing by the local planning authority. This shall include photos showing the boxes in situ.*

Reason: To ensure that the development makes adequate provision for enhancements to the habitats of protected species in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework.

Information Submitted:

C21, Photo Bird Box
C21, Photo Bird Box
C21, Photo Bird Box

Consultees/Assessed by:

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

Summary:

The submitted details have been assessed by LCC Ecology who have confirmed that the bird box details are satisfactory. The proposal therefore makes adequate provision for enhancements to the habitats of protected species in accordance with Policy DM6 of the Site Allocations and Development Management Plan (2016) and the National Planning Policy Framework.

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED.

Date: 9th March 2026



Christopher Brown MRTPI
Head of Planning