

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00269/DISCON
Applicant: Mr A Oswald
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Tor Heights High Tor East Earl Shilton

Application to discharge C6 (Waste and Recycling) C8 (Land Contamination) attached to planning permission 21/01434/FUL

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

Condition 6

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site, which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C6 Site Plan – Additional Plots Drg No. 19/254 10B – Received 21 March 2024

Condition 8

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority, which shall include details of how any contamination shall be dealt with.

b)The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

C8 Phase I Desk Study – Received 21 March 2024

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

Conclusion / Summary:

Condition 6

A plan has been provided that details a bin storage point which ensure that the bins are not an eyesore on the road/ street scene. A collection point is proposed to be located at the frontage where the access to the property is located on the boundary to a road where bin collection already takes place. This is acceptable to the LPA as Waste and Recycling already provide a collection service either side of the new properties which are existing. Therefore, the details are acceptable at this time in accordance Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

A note to applicant is provided to advise that as the road is unlevel any issues with the access road in future that is a risk for health and safety concerns, the bin collection may need to be reviewed.

Condition 8

A Phase I Land Contamination Study has been completed and the results found that the site did not have any potential land contamination risks and therefore no further works are required as there is no necessity to protect future occupiers. Therefore, the Council's Environmental Services Officer is content for the condition to be discharged.

Officer Recommendations:

Condition 6 Waste & Recycling – Discharge – Note to Applicant

Condition 8 Land Contamination – Discharge

Note to Applicant:

The proposed collection point is acceptable subject to the road being acceptable and in line with the Council's Waste and Recycling Policy. If at any point it does not meet the requirements, then an alternative solution / method of waste collection may be required to be sourced in the future.