

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00746/DISCON
Applicant: Ms Esther Wiles
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land South Of Sketchley Grange Hotel Sketchley Lane

Application to discharge conditions 5 (Treatment of PROW and Bridleway) and 10 (Secure Cycle Parking) relating to planning application 23/01204/REM

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

Condition 5

No development above floor plate level shall take place until a scheme for the treatment of the Public Rights of Way (Footpath U64 and Bridleway U67) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of, but not limited to, the surfacing, width, depth, and landscaping of the Public Rights of Way, and their associated waymarking, and accessibility improvements.

**C5 Public Open Space Phasing Plan
C5 POS and Existing Footpaths Surface Scheme Rev A**

Condition 10

The development hereby permitted shall not be occupied until such time as secure cycle parking has been provided in accordance with details first submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, the cycle parking shall be maintained and kept available for use in accordance with the approved details.

C10 Garden Shed Plan – Received 1 August 2024

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 5

Detailed information for the proposed footpath and bridleway improvements has been submitted in support of condition 5. Following a review of the submitted details by the Local Highway Authority and the compliance and monitoring officer, several discrepancies have been identified regarding the proposed pathway width, its location, and the proximity of the bridleway to the equipped play area, which raises safety concerns. The Local Highway Authority (LHA) and the developer have been working collaboratively, and an application is proposed to address these issues. As the current plans do not align with the approved plans and there is a safety risk due to the location of the bridleway and equipped open space area the Local Planning Authority (LPA) is unable to discharge the condition at this time as the current proposals do not improve or enhance the Public Rights of Way satisfactory and in line with the approved plans in accordance with Paragraph 104 of the National Planning Policy Framework (December 2023) has not yet been submitted

Condition 10

A plan was submitted showing a metal cycle storage unit. However, the Local Planning Authority (LPA) requested that the cycle storage be constructed from wood, as this would offer a more appropriate and visually acceptable appearance within a residential setting. The use of metal units in individual gardens would present a more commercial aesthetic, which is considered unsuitable.

Additionally, while the covering letter stated that garden sheds would be provided for dwellings without garages, no accompanying plan was submitted to show their proposed locations. As such, the LPA is not able to discharge Condition 10, as the submitted details do not demonstrate a suitable or secure form of cycle storage that would support travel by sustainable modes, in accordance with planning Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 9 of the National Planning Policy Framework (December 2023).

Officer Recommendations:

Condition 5 PRoW & Bridleway Treatment – Not Discharged

Condition 10 Secure Cycle Parking – Not Discharged