

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00119/DISCON
Applicant: Mr Corbo
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Tolgate Works Sapcote Road Burbage

Application to discharge conditions 13 (Waste and Recycling), 14 (Landscaping Scheme), 25 (Electric Vehicle Charging points) attached to planning permission 21/01018/FUL

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

Condition 13

No development shall take place until a scheme which makes adequate provision for waste and recycling storage of containers and collection across the site 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. The development shall be carried out in accordance with the approved details.

Received 11 April 2024

C13, C14 & C25 1525-120-Pr Site Plan

Received 22 March 2024

C13 Refuse Vehicle Tracking SRB B006 ENG1250

Condition 14

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 5 April 2024

C14 & C25 Bike Store Details

Received 11 April 2024

C14 Soft Landscaping Proposals 10.04.24 24.1831.001A

C13, C14 & C25 1525-120-Pr Site Plan

C14 Implementation Statement – Received 7 May 2024

Condition 25

Prior to development above slab level a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full detail of the location and fitting of the units

Received 5 April 2024
C25 Charging Data Sheet
C25 Wall Pod Data Sheet

Received 11 April 2024
C13, C14 & C25 1525-120-Pr Site Plan

Consultees / Assessed by:
Compliance & Monitoring Officer
Waste & Recycling

Conclusion / Summary:

Condition 13

The site plan indicates that there will be a bin collection point in the centre of the development which leads off the main highway. The details are acceptable so as not to be detrimental to the street scene and how highway safety and residential amenity is minimised in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF. To enable the Borough Council to collect from the site a note to applicant is required that collection is "SUBJECT TO" an undertaking from the owner/registered provider stating that the Borough Council will not be liable for any deterioration to the access road to enable to the Borough Council to collect from an unadopted highway which has been built to an adoptable standard from the access road and the owner will indemnify the Borough Council for any claims arising from the same

Condition 14

A soft and hard landscaping plan has been submitted for approval. To the front of the development will be shrub planting to each property along with a pathway to the front doors. Rear gardens are to be grassed, with a path to a gate to the rear to enable the bins to be placed at the collection points on collection days. A couple of areas of planting is proposed within the site adjacent to the bin collection points to assist with the softening and mitigating the appearance of the bin collection areas. Various trees are proposed to be planted within the site to provide break up the hard surfaced areas within the development. A wall to the front of the development leading to the side will remain as this is not within the site and a decorative fence will be located within the existing wall boundary, that will start at 1.2m towards the front of the development and ascend in height to 1.8 (which follows the ascending height of the low-level wall) to provide the necessary security to the plot. 1.8m fences provide divisions to gardens with matching gates. The roads within the development are tarmac and block paving defines parking areas to the individual properties. An implementation statement has been provided that all soft and hard landscaping will be completed prior to occupation of the property, The details demonstrate that the development in our opinion will have a satisfactory external appearance within an acceptable timeframe in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 25

A site plan submitted shows the position of the electrical charging points together with the data sheets of the type of wall pod and charging details. The details demonstrate that once implemented will meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 112 (e) of the National Planning Policy Framework.

Officer Recommendations:

Condition 13 Waste & Recycling – Discharge plus note to applicant below:
Condition 14 Hard & Soft Landscaping – Discharge

Condition 25 Electrical Charging Points – Discharge

Note to Applicant for Condition 13

The details are acceptable "SUBJECT TO" an undertaking from the owner/registered provider to stating that the BC will have no liability for any deterioration to the adoptable highway standard access road to enable the Borough Council to collect from an unadopted highway access road and the owner will indemnify the Borough Council for any claims arising from the same