

Delegated Report
Discharge of Conditions

Planning Ref: 23/00351/DISCON
Applicant: Mr Robert Beaumont
Ward: Newbold Verdon With Desford & Peckleton
Site: Greyhound Inn Main Street Botcheston



Hinckley & Bosworth
Borough Council

Application to discharge conditions 3, (Materials) C5, (Ventilation), C6 (Noise), C9 (Electric Charging Point), C17 (Landscape boundary treatment), C18 (written Scheme of investigation) relating planning permission 21/01377/FUL

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

Condition 3

Prior to commencement of development and notwithstanding the approved plans in Condition 2 the external materials for the development hereby permitted shall include slate or clay roof tiles in addition to the use of flush casement windows. These details and samples shall be submitted to and approved in writing by the local planning authority. No other materials shall be used other than in accordance with approved details and implemented as such.

Received 11 April 2023
C3 Materials Schedule

Condition 5

No development shall take place until a scheme for ventilation of the Greyhound Inn Premises which shall include installation method, maintenance and management has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details before the premises are first brought into use and shall be maintained as such thereafter.

Received 13 April 2023
C5 Pub Ventilation Including Data Sheet

Condition 6

No development shall take place unless and until a scheme for protecting the proposed dwellings from noise from the commercial aspect of the development has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented and completed before any of the permitted dwellings are first occupied.

Received 13 April 2023
C6 Boundary Treatment Part Av3
C6 Boundary Treatment Part Bv2

Condition 9

Prior to the commencement of development 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 13 April 2023
C9 Car Charging Points V3

Condition 17

No development shall take place until a scheme of hard and soft landscaping works including boundary treatments for the site and an implementation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall also include the provision of a native species hedgerow to be planted along the northern boundary of the site. The development shall be carried out in full accordance with the approved landscaping details. 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 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 13 April 2023

C6 Landscaping & Boundary Treatment Part Av3

C6 Landscaping & Boundary Treatment Part Bv2

Condition 18

No development/demolition shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For the land and structures that are included within the WSI no demolition/development shall take place other than in accordance with the agreed WSI which shall include a statement of significance and research objectives and:

- a. The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme) and the nomination of a competent person or organisation to undertake the agreed works
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation

Received 11 April 2023

C18 Written Scheme of Investigation

Received 11 July 2023

C18 Archaeological Building Survey

C18 Archaeological Evaluation (25 May 2023)

Consultees / Assessed by:

LCC Archaeology

Conservation Officer

Environmental Services Officer

Conclusion / Summary:

Condition 3

The materials schedule confirm the use of a natural blue clay tile with flush casement windows for the renovations together with the new dwellings proposed to use a cottage style red brick with the natural blue clay roof tile and traditionally styled windows and doors have also been specified. The proposed materials reflect traditional characteristics and will ensure that the locally listed heritage asset is preserved and its significance to reflect the character of the immediate area in accordance with Policy DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD 2016 and the design and heritage requirements of the NPPF.

Condition 5

The pub ventilation data sheet has been provided to support the discharge of condition 5 and assessed by the Councils Environmental Services Officer. Unfortunately the details provided were not satisfactory as a risk assessment in line with the EMAQ guidance for the control of odour and noise from commercial kitchen exhaust systems should be completed and any necessary control measure be provided and implemented to safeguard the amenities of adjoining and neighbouring properties in accordance with Policy DM7 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF. This was requested and as it may take time for the report the applicant has asked for the application to be determined and condition 5 not discharged and the applicant will submit a new application once details are available to submit.

Condition 6

Details have been submitted by way of boundary treatment to mitigate the impact of noise. The details have been assessed by the Councils Environmental Services Officer and although the proposal is welcomed the concern is mainly the noise transfer between the commercial aspect of the development and the dwellings which includes noise from the ventilation systems to the commercial element of the development. Therefore to ensure the proposed use does not become a source of annoyance to the new and existing neighbouring dwellings and to protect r DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF a Noise Impact Assessment is required to be carried out to determine the relevant mitigation required.

A Noise Impact Assessment was requested and as it may take time for the report the applicant has asked for the application to be determined and condition 6 not discharged and the applicant will submit a new application once details are available to submit.

Condition 9

A plan has been provided that shows there will be 4 electric charging points to the development one each for Units A & B and 2 for the Greyhound Public House, together with the specification. The details demonstrate that 4 electrical charging points will be installed so that the proposals meets 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.

Condition 17

A landscape and boundary treatment plan has been submitted and assessed by the Councils Conservation Officer. The details provide a native hawthorn hedge to the norther boundary to the site which represents local characteristics of the area together with a post and rail fence and gabion baskets where there is a change to the levels. An acoustic fence is proposed around the public house exterior for noise and privacy protection. Between the new dwellings will be dividing walls. The driveway is to be tarmac with block paved edging to the front of the properties along with retaining existing shrub planting in between. The landscaping plan will be implemented in the first planting season following occupation. The details demonstrate that the development will have an acceptable external appearance in accordance with Policy DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 18

A WSI, Building Survey Report and an Archaeological Evaluation report have been submitted and assessed by the County's Archaeologist which they have found to be acceptable. As the investigation results which have been lodged with OASIS s submitted are acceptable to enable the condition to be fully discharged as the details demonstrate that a satisfactory historic building survey and archaeological

Investigation has been completed to assist the advanced understanding of the significance of the affected resource prior to its loss in accordance with Policy DM13 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF

Officer Recommendations:

- Condition 3 Materials – Discharge
- Condition 5 Ventilation – Not Discharged
- Condition 6 Noise – Not Discharged
- Condition 9 EVC – Discharge
- Condition 18 Archaeology – Discharge