

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00397/DISCON
Applicant: Mr Hall
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Kirkby Moats Farm 14 Newbold Road Kirkby Mallory

Application to discharge Condition 3 (Materials), Condition 5 (Landscaping) and Condition 8 (Waste and Recycling) of planning application 22/00952/FUL

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Materials Selection - Received 8 July 2024

Condition 5

No development above foundation level 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 are seriously diseased shall be replaced by trees or shrubs of a similar size and species (native) to those originally planted at which time shall be specified by the Local Planning Authority.

C5 & C8 Landscaping and Bin Collection – Received 15 July 2024

Condition 8

No development above foundation level 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.

C5 & C8 Landscaping and Bin Collection - Received 15 July 2024

Consultees / Assessed by:

Waste & Recycling Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A pallet of materials has been submitted which includes a Hampton rural blend brick for the elevations and detailed brickwork, a clay Hawkins plain Staffordshire blue tile for the roof together with, bath stone cills and with an oak framed porch being of high quality materials

for the development. Anthracite windows and door will feature a contemporary appearance to match the design of the dwelling. The details demonstrate that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

The proposed landscaping plan shows that all existing landscaping is to be retained and where worn patches of grass are located from the construction period will be re-seeded together with the areas following demolition and removal of the existing house. Most of the area surrounding the new development will be grassed with patio areas immediate to the house will be Indian sandstone and Marshalls drivesett tegula Pieora in Pennant Grey is proposed to be used for the driveway areas. All trees and shrub areas will be retained unless identified. The hard and the soft landscaping is proposed to be completed prior to occupation of the new dwelling. The details demonstrate that the development will mostly keep the existing satisfactory external appearance with enhancements made where necessary along with quality materials for the hard landscaping to be in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 8

A bin storage area has been shown to be located to the rear of the development and a bin collection point set back from the highway so as not to be detrimental in its appearance of the street scene but also acceptable in accordance with the Councils Waste and Recycling Policy which demonstrates that the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Officer Recommendations:

Condition 3 Materials - Discharge
Condition 5 Landscaping - Discharge
Condition 8 Waste & Recycling - Discharge