

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00558/DISCON
Applicant: R Smith
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Land To The Rear Of Glebe Farm 1 Rectory Lane

Application to discharge conditions 4 (Schedule of Works and Method Statement) , 7 (Landscaping Scheme) attached to planning permission 21/00872/FUL

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

Condition 4

Before work commences on site details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the details:-

- Schedule of works/specification
- Method Statement

Received 30 May 2024

C4 Materials

C4 Schedule of works

Condition 7

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments that is to include native hedgerows, 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 14 August 2024

C7 Landscaping Scheme - Drg No. 2105DCI-GLE-1 & 2105DCI-GLE-2 Rev

Consultees / Assessed by:

Conservation Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 4

The documents provided confirm a range of works and the method of their implementation for the conversion that will preserve and respect the remaining historic fabric of the existing barn in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The landscape plan submitted is that submitted as part of the application with a statement that implementation of both the hard and soft landscaping will be implemented prior to occupation (or first planting season). Whilst the conservation officer advised that the details were acceptable and the same as submitted and required the details of the native hedge, these are located on plan 2 of 2 in the pdf submitted. The plan details block paving to the access with a 5-bar field gate along with block paving the car parking areas with riven slabs around the development for the patio areas. The access track will be grassing strips between the gravel strips which are to be reinforced. A new native hedge is proposed along the access road which will help mitigation the impact of the development and enhance the appearance from the outside and inside of the site as well as creating additional biodiversity. Tree planting is proposed along the access to the dwelling, 2 at the front and 2 at the rear of the property. The access leads to a main gravel area which will be surrounded by large, grassed areas of ecological value together with a few shrub beds to create further soft landscaping to the development. The LPA are of the opinion that the details are acceptable as they will ensure that the development has a satisfactory and enhanced external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies 2016.

Development Plan Document (2016)

Officer Recommendations:

Condition 4 Materials / Schedule / method statement – Discharge