

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Applicant:

Mr Jon Lewis
Northfields Partnership Limited
8 The Hunting Lodge
Bitteswell Business Park
Bitteswell
Lutterworth
LE17 4LR

Agent:

Mr Dale Meredith
Obviate Limited
9 Starmer Close
Cosby
Leicester
LE9 1SL

Details of Application:

Application Ref: 25/00898/DISCON

Proposal: Application to discharge condition 13 (landscaping) attached to planning permission 22/00120/FUL.

Location: Michealmas Cottage, 138 Sapcote Road, Burbage, Hinckley, Leicestershire, LE10 2AY

The condition and supporting details submitted to apply for the discharge of condition:

Condition 13

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.

Reason: *To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

Information Submitted

C13 - Proposed Site Plan, Drg No. 4113-13 Rev E
C13 – Gate Details, Drg No. 4113-18

Consultees:

None applicable.

Assessed by:

Planning Officer – Sophie Iliffe

Summary:

The submitted Proposed Site Plan retains the row of existing conifer hedgerows to the east and south of the site alongside a number of trees/hedgerows to the north and west of the site. Additional new native planting is also proposed to the north and west of the site, east of the access and within the private amenity areas of the plots and on the verges which would both be laid with turf.

The site entrance has been minorly widened with the addition of passing point adjacent to Michaelmas Cottage and minor alterations within the grounds of the site. The widened section of the site access would be set back from the main highway, Sapcote Road and would therefore not have any material impacts upon the highway. The site entrance, garage forecourts and refuse point would be finished in permeable bound resin with the remainder of the hardstanding being finished in loose Cotswold stone aggregate/natural limestone to replicate that of the existing.

The submitted Gate Details show electrically openable arch top 5 bar double field gates in timber accompanied by brick pillars/walls either side to 'Gate 1' which is situated to the main access. The details would replicate that of the existing boundary treatment present retaining the character of the street scene. 'Gate 2' situated within the site is of a matching specification with the use of timber to the posts/walls instead of brick. Treated timber fencing and posts are to sit between the plots.

An implementation programme has been provided so that the scheme is implemented in full prior to occupation/completion of the site (whichever comes sooner) or the following planting season if necessary.

The proposed details ensure a suitable landscaping scheme that has a complimentary overall appearance to ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 7th November 2025



Christopher Brown MRTPI
Head of Planning