

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Condition Discharged

C/O Agent
Cornfields
Nutts Lane
Hinckley
Leicestershire
LE10 3EG

Details of Application:

Application Ref: 25/00709/DISCON
Proposal: Application to discharge C3 (landscaping) C5 (EV charging) C6 (drainage) C9 (noise) attached to planning permission 23/00346/REM
Location: Cornerfields Nutts Lane Hinckley Leicestershire LE10 3EG

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

Condition 3

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.

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

Information Submitted

C3, Hard, Soft Landscaping Site Layout Plan, Drg No. 2025-37 113 Rev D, received 24 September 2025.

Consultees:

N/A

Summary:

The original plan did not include sufficient soft landscaping within the proposed land use. The applicant initially submitted a plan with minimal planting and tree coverage. Following feedback, a revised plan was submitted with increased planting across each plot, which was an improvement but still lacked diversity, as the species proposed were largely uniform. Upon further request, the applicant provided an updated plan featuring a variety of locally appropriate tree species. This final submission was deemed acceptable and therefore satisfies the requirements of Condition 3,

presenting a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

Prior to the commencement of development above floor plate 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.

Reason: To ensure that the proposals 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 (2023).

Information Submitted

C5, Pod Point Datasheet, received 18 July 2025.

Consultees:

N/A

Summary:

Details of the locations and types of electrical vehicle charging units to be installed has been provided which demonstrates that electrical vehicle charging points are provided across the site, all units will be installed prior to first occupation of the dwelling to which it relates. This meets the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 116 (e) of the National Planning Policy Framework (2023).

Condition 6

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Information Submitted

C6 Drainage Technical Note received 18 July 2025.

Consultees:

HBBC Drainage

LCC Drainage

Summary:

The information submitted satisfies the requirements of Condition 5. HBBC Drainage has confirmed the discharge of this condition, while LCC Drainage provided no comments. Therefore, the application is considered acceptable in terms of flood prevention, in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 170 of the National Planning Policy Framework (2024).

Condition 9

Prior to the commencement of development, a further noise report shall be submitted to and approved by the Local Planning Authority in relation to any external fixed plant (air source heat

pumps etc.) to be installed. Once the plant units are specified the noise emissions should be calculated by an appropriately qualified person to ensure that the limit levels are achieved.

Reason: To ensure that residents do not experience unacceptable levels of noise and disturbance in accordance with Policy DM10 of the SADMP.

Information Submitted

C9 Residential Noise Assessment, Received 16 October 2025.

Consultees:

HBBC Pollution

Summary:

The applicant initially submitted noise documentation that did not meet the requirements, as confirmed by HBBC Pollution. However, the final noise assessment submitted on 16 October 2025 satisfies the requirements of Condition 5. HBBC Pollution has then confirmed the discharge of this condition. Therefore, the application is considered to present acceptable levels of noise and disturbance, in accordance with Policy DM10 of the Site Allocations and Development Management Policies (SADMP).

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

Date: 7 November 2025



Christopher Brown MRTPI
Head of Planning