

Hinckley & Bosworth Borough Council

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

Discharge of Conditions 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: 25/00818/DISCON

Proposal: Application to discharge C4 (Waste), C7 (Lighting), C8 (EV Charging Points) and C16 (Ecology Mitigation) attached to planning permission 22/00120/FUL.

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

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

Condition 4

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

Reason: *To ensure 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).*

Information Submitted

C4,C7,C8,C16 - Proposed Site Plan, Drg No. 4113-13 Rev D

Consultees:

HBBC Waste - have confirmed that the condition can be discharged.

Summary:

The submitted Proposed Site Plan has been assessed by HBBC Waste who have confirmed that that the wheeled bin presentation and collection point complies with the requirements of the waste collection service. The proposal therefore ensures 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 Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To help prevent and control light pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and the NPPF.

Information Submitted

C4,C7,C8,C16 - Proposed Site Plan, Drg No. 4113-13 Rev D

Consultees:

LCC Ecology - have confirmed that the condition can be discharged.

HBBC Environmental Health (Pollution) - have confirmed that they did not recommend the above condition and therefore offer no comment.

Summary:

The submitted Proposed Site Plan which shows the layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) has been assessed by LCC Ecology who raise no objections. The proposal therefore helps prevent and control light pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the NPPF.

Condition 8

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.

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.

Information Submitted

C4,C7,C8,C16 - Proposed Site Plan, Drg No. 4113-13 Rev D

Consultees:

LCC Highways - have confirmed that they did not recommend the above condition and therefore offer no comment.

Assessed by:

Planning Officer – Sophie Iliffe

Summary:

The submitted Proposed Site Plan clearly shows the location of the electric charge points and their specification. The proposal therefore accords with Policy DM10 (g) of the Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 112 (e) of the NPPF.

Condition 16

No development shall commence above damp proof course level until an ecology mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include provision of bird and bat boxes. No development shall be undertaken except in accordance with the approved scheme of mitigation.

Reason: *In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

Information Submitted

C4,C7,C8,C16 - Proposed Site Plan, Drg No. 4113-13 Rev D

C16 - Tree Protection Plan, Drg No. 25.1983.020

Consultees:

LCC Ecology - have confirmed that the condition can be discharged.

Summary:

The submitted Proposed Site Plan and Tree Protection Plan has been assessed by LCC Ecology. The plans clearly show vegetation is to be retained and protected during construction and the location of the 6 bird and bat boxes locations and models are acceptable. The proposal therefore protects the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

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

Date: 7th November 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning