

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00533/DISCON
Applicant: Klara Crowley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North And South Of Lychgate Lane Burbage

Application to discharge conditions 22 (Access) 23 (visibility splays) relating to planning permission 22/00739/FUL

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

Condition 22

Prior to the commencement of development, the construction access improvements shown on RPS drawing number JNY11245-01 Rev. A (Parcel A access) shall be implemented in full. The approved access design to Parcel A shall be implemented in full prior to the construction/installation of the substations, inverters or panel arrays on that parcel.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023)

Condition 23

Vehicular visibility splays of 2.4 metres by 65 metres (west) and 2.4 metres by 160 metres (east) at the access to Parcel A shall be provided prior to the commencement of main construction works on the parcel of the site which the access serves. These shall thereafter be maintained for the lifetime of the development with nothing within those splays higher than 0.6metres above the level of the adjacent footway/verge/highway.

Consultees / Assessed by:

LCC Highways

Conclusion / Summary:

Condition 22 was applied for approval of details reserved by condition however the wording of the condition does not require formal discharge. The condition requires an approved plan to be implemented and therefore the condition remains as a condition to be adhered to.

Condition 23 was applied for approval of details reserved by condition however the wording of the condition does not require formal discharge. The condition requires an approved plan to be implemented and therefore the condition remains as a condition to be adhered to.

A letter was provided to the agent dated 14 October 2025 confirming this, however the LPA did not receive a response as requested in the covering email to withdraw the application therefore it has been determined as NOT DISCHARGED

Both conditions may require technical approval from the Highway Authority and the applicant should liaise with Leicestershire County Council Highways directly.

Officer Recommendations:

Condition 22 Access – Not Discharged - Be Adhered to

Condition 23 Visibility Splays – Not Discharged - To Be Adhered to