

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Andrew Forsythe
C/o Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Details of Application:

Application Ref: 24/00521/DISCON

Proposal: Application to discharge Conditions 3 (Materials), 5 (Landscaping), 8 (Waste and Recycling) 9 (Archaeology) from planning application 24/00482/CONDIT (21/01146/FUL))

Location: Land Adj. To Moore's Arms 6 Orton Lane Norton Juxta Twycross

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED** or **DISCHARGED**, these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support the following condition 9 are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** to enable demolition and the archaeological work in the approved document to proceed:

Condition 9

No development or demolition shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Received 5 July 2024

C7 Archaeological Strip, Map & Sample Excavation Amended NJT23 sms

Received 9 October 2024

C7 WSI Archaeological Building Inspection & Recording V3

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details.

Condition 3

Notwithstanding the submitted details, before any development commences full details and/or samples of all external materials for the construction of the new dwellings (plot 2 and 3) and the garage block, including facing walls, roof tiles, details of proposed new windows, doors and roof lights, window cill and header treatments, and rainwater goods shall be

deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details.

C3 Materials 19-116-19a- Received 5 July 2024

Condition 5

No dwelling as hereby approved shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours
- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details in the first planting season following the date of the details being approved.

C5 & C8 Landscape, materials & Waste recycling 19 116 18d – Received 9 August 2024

Condition 8

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. The scheme shall thereafter be retained in perpetuity.

C5 & C8 Landscape, materials & Waste recycling 19 116 18d – Received 9 August 2024

Important Notes.

Where condition 9 has been PARTIALLY DISCHARGED for commencement purposes, once demolition has taken place the archaeological investigation can commence and the results should be submitted to the Local Planning Authority and apply to be FULLY DISCHARGED or further investigating works to be approved by a Written Scheme of Investigation. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date: 30 October 2024

