

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00917/DISCON
Applicant: M T Baines and Sons
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Wood Farm Stanton Lane Ellistown

Application to discharge C33 (Materials) C34 (Landscaping) C43 (Biodiversity) C44 (Archaeology) on Appeal Decision APP/K2420/W/21/3279939 relating to planning application 21/00531/HYB

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

Condition 33

Prior to the commencement of development, details, including samples, of the external materials for all buildings and structures, including the covered cattle handling area (shown on Plan No 6756-L-10B) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Received 18 September 2023

**C33 Materials (cover letter)
C33 Farm building Corn Shed 2
C33 Farm Building Corn Shed
C33 Farm Building Concrete Wall Panels
C33 Farm Building Roofing
C33 Farm Buildings 2
C33 Farm Buildings
C33 Farmhouse Materials**

Condition 34

Other than site enabling and clearance works, no development shall take place unless and until details of both hard and soft landscape works in general accordance with the illustrative landscape strategy Plan (No 6756-L-10B) including a timetable for implementation, have been submitted to and approved in writing by the local planning authority.

Received 18 September 2023

**C34, Proposed Hard Landscaping Plan, Drg No. 11432-FPCR-XX-XX-DR-L-0002 Rev P04
C34, Proposed Soft Landscaping Plan, Drg No. 11432-FPCR-XX-XX-DR-L-0001 Rev P04
C34, Tree Transplant Schedule, Sheet 2 of 2, Drg No. 11432-FPCR-XX-XX-DR-L-0003 Rev P04**

Received 17 November 2023

**C34 Drainage Layout 012A (for C50) (Showing why trees re-located)
C34 Utilities Map**

Received 13 December 2023

C34 Implementation Programme

Condition 43

No development shall commence, including works of site clearance and preparation, unless and until a Biodiversity Management Plan for the site, including a timetable for

implementation, has been submitted to and approved in writing by the local planning authority that reflects the mitigation measures set out at Table 10 of the Lockhart Garratt Ecology Summary Report (Ref: 19-2105v4). The Plan shall set out a site-wide strategy for protecting and enhancing biodiversity, containing detailed design of proposed biodiversity enhancements, including a biodiversity net gain assessment using a standard metric, and their subsequent management once the development is completed, including all retained and created habitats (including SuDS) and bat and bird boxes. Development shall be implemented and thereafter maintained in accordance with the approved Management Plan.

C43 Biodiversity Management Plan - Received 18 September 2023

Condition 44

No development shall commence, including works of demolition and site clearance/ground preparation unless and until a staged programme of archaeological work (to include Historic Building Survey and below-ground investigation, commencing with an initial phase of trial trenching) has been undertaken. Each stage is to be completed in accordance with a written scheme of investigation (WSI) which shall previously have been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include an assessment of significance and research objectives, together with:

- o the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and,
- o a programme for post-investigation assessment and subsequent analysis, publication and 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.

C44 Archaeological Evaluation Report - Received 18 September 2023

Consultees / Assessed by:

LCC Ecology
LCC Archaeology
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 33

External material details have been submitted for the development and consist of Natural Grey roof sheets, Yorkshire boarding (timber cladding) with concrete panels for Buildings 1, 2 & 3. Building 4 will be natural grey roof sheets slate blue cladding concrete panels and Building 5 will be again the natural grey roof sheets with slate blue cladding with block work. The proposed roof materials to the development will provide consistency and satisfactory appearance. The proposed timber cladder to buildings 1,2 & 3 will provide a rural appearance in keeping with traditional farm buildings with buildings 4 & 5 creating a more modern exterior together with traditional block work to the lower elevations, also found on farm sites. The covered cattle area is proposed to be natural grey roof sheets to match all units with a steel structure which will still give a rural appearance as the timber cladding will be seen through the covered area and will resemble a steel barn style area. It is the LPA's opinion that the proposed materials will provide a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 34

Both hard and soft landscaping plans have been submitted in support of condition 34 together with a translocation plan. The details have been assessed by LCC Ecology and National Forest. Surrounding the units will be existing grassland and any areas affected by

the construction phase will be made good with mix EM1. The hedgerow to the north and northwest of the units of the site are to remain together with the hedge between the development and Wood Farm apart from the access areas where the hedge will need to be removed. A new hedge is proposed to the access to the South where areas of woodland will be planted either side. The pond will be proposed wetland grass mix including a reed bed will be planted to the pond. Existing trees to be relocated are shown on the tree translocation plan avoiding the proposed drainage and utilities for the site. Surrounding the units will be porous stone surfacing with paving around the dwellings which also have porous stone as driveways leading to the development. A hard bound surface material of bitumen will be used at the access to the site so as no loose materials will enter onto the highway, traditional post and wire fencing is detailed on the plan which will ensure that any boundaries remain of rural character. An implementation programme details that the hard and soft landscaping will be completed prior to occupation / use of the buildings / development. The details are found to be acceptable as the details demonstrate that the development will have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 43

A Biodiversity Management Plan has been assessed by LCC Ecology and the National Forest. The details cover the management of the landscaping areas, outlining the ecological impacts, enhancement and how to manage habitat and species together with an implementation timetable to manage the areas. The details along with the translocation of the trees on site which are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

Condition 44

A trial trenching report has been submitted in support of Condition 44 and assessed by LCC Archaeology. The report confirms that no additional archaeological involvement will be required in relation to the full planning application, new farm site and includes the commitment to OASIS reporting with eh Archaeological Data Service (ADS) and an accession number for the Leicestershire Museums Service/. Therefore, the LPA are satisfied that proper investigation and recording of the site, which is potentially of archaeological and historic significance in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 33 Materials - Discharge

Condition 34 Landscaping - Discharge

Condition 43 Biodiversity - Discharge

Condition 44 Archaeology – Discharge