

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

C/o Miss Amy Harrison
Boyer Planning
1A Cedars Office Park
Butt Lane
Normanton
Loughborough
LE12 5EE

Details of Application:

Application Ref: 23/00917/DISCON
Proposal: 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
Location: Wood Farm Stanton Lane Leicestershire

The details submitted with the following conditions are acceptable and the conditions are hereby 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

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.

C. Brown.

Date : 13 December 2023

Head of Planning Christopher Brown MRTPI

