

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00773/DISCON
Applicant: Welcome Break Group Limited
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land East Of Stretton Croft Wolvey Road

**Application to discharge C11 (External Lighting) attached to planning permission
25/00741/CONDIT (originally 23/01023/HYB)**

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

Condition 11

No part of the development hereby approved shall commence until full details of all permanent and temporary external lighting of the site has been submitted to, and approved in writing by, the Local Planning Authority in consultation with National Highways. 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 permanent lighting shall be installed in full, maintained and operated in accordance with the approved details at all times that the development is operational.

Upon completion of the development, a statement of a suitably qualified contractor shall be submitted stating that any lighting installation to which condition 11 above applies is fully compliant with the Institution of Lighting Professionals Guidance Note 1: "The Reduction of Obtrusive Light" within zone E2.

A pre-commencement condition is required to minimise disruption on the Strategic Road Network, in the interests of highway safety and to minimise loss of amenity for neighbouring residents.

C11 Lighting Design Report – Received 17/12/2026

Consultees / Assessed by:

LCC Ecology
National Highways
Environmental Services
LCC Highways

Conclusion / Summary:

Condition 11

A lighting report by Kingfisher Lighting has been submitted which details the proposed lighting design for the development. The type of lighting, heights and luminaire levels are provided for each element of the development providing a comprehensive report for all proposed external lighting. The lighting scheme has been assessed by various consultees with different agendas to their acceptability, Ecology have reviewed the details in consideration of the impact on protected species / wildlife, Environmental Services from an amenity perspective with National Highways ensuring that the A5 trunk road and M69 motorway which are within close proximity to the development. All consultees are satisfied that appropriate lighting in terms of height, design and lux levels will have a reduced impact on the surrounding area to demonstrate that the A5 trunk road and M69 motorway continue to serve their purpose as part of the national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the

Strategic Route Network resulting from traffic entering and emerging from the application site and in the interests of road safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016), Section 9 of the National Planning Policy Framework (2024), and Department for Transport Circular 01/2022, and in the interests of the amenity of neighbouring residents in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 135 of the National Planning Policy Framework (2024) which enables the condition to be partially discharged.

Once the lighting has been installed the applicant should apply to fully discharge the condition by submitting a lighting scheme statement by a suitably qualified contractor confirming that any lighting installation is compliant with the Institution of Lighting Professionals Guidance Note 1: "The Reduction of Obtrusive Light" within zone E2. A new application and fee will be required

Officer Recommendations:

Condition 11 External Lighting – Discharge