

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Statue Homes Ltd
C/o Mr Matthew Roe
Marrons Planning
2 Colton Square
Leicester
LE1 1QH

Details of Application:

Application Ref: 23/00434/DISCON
Proposal: Application to discharge conditions 9 (Hard and Soft Landscaping), 10 (Levels), 15 (Land Contamination) and 22 (Footpath Management Plan) of planning application 19/01437/FUL
Location: Kyngs Golf & Country Club Station Road Market Bosworth

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

PARTIALLY DISCHARGED CONDITION

The details submitted to support Condition 15 are acceptable to the Local Planning Authority to allow condition 15 to be **PARTIALLY DISCHARGED** for commencement purposes;

Condition 15

No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority, which shall include details of how any landfill gas shall be dealt with. The approved scheme will be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Received 3 May 2023 C15 Phase I & Phase II Geo-environmental report 1

Please see note to applicant at the end of this Discharge of Condition Decision Notice to fully discharge partially discharged conditions.

DISCHARGED CONDITIONS

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

Condition 9

Before any development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (i) Proposed finished levels or contours
- (ii) Means of enclosure
- (iii) Hard surfacing materials
- (iv) Existing trees and hedgerows to be retained and details of their protection
- (v) Planting plans
- (vi) Written specifications
- (vii) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- (viii) Implementation programme.

The approved hard and soft planting scheme shall be carried out in full accordance in the first planting season following the first occupation of any Holiday home. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees and shrubs of a similar size and species to those originally planted.

Received 15 June 2023

C9 Post & Rail Details (1)

C9 Post & Rail Details (2)

C9 Tree Protection Fencing

C9 Gravel Details

Received 22 May 2023

C9 & C22 Detailed Landscape Proposals GL0945 24

C9 & C10 82659.111.1 External Works Surfacing Plan Construction Details

C9 & C10 82659.110.P1 External Works Surfacing Plan

C9 & C10 Proposed Site Plan A.PL.001 Rev L

Condition 10

No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels of the golf clubhouse and holiday accommodation have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 22 May 2023

C9 & C10 82659.110.P1 External Works Surfacing Plan

C9 & C10 82659.111.1 External Works Surfacing Plan Construction Details

C9 & C10 Proposed Site Plan A.PL.001 Rev L

Received 15 June 2023

C10 Topographical Survey (Existing Levels)

Condition 22

No development shall commence on site until a Footpath Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such a plan shall include the details of temporary diversion, fencing, surfacing, signing and a time table for provision. The plan should ensure that the footpath has a width of 3 metres (if enclosed by fences on both sides). No trees or shrubs are to be planted within 1 metres of the edge of the public right of way. Any planted species should be non-invasive. Any changes to the existing boundary treatments running alongside the public right of way are to be approved in writing by the Local Planning Authority. Development shall be carried out and maintained in accordance with the agreed plan.

Received 22 May 2023

C22 PRoW Management Plan (Issue 1)

C9 & C22 Detailed Landscape Proposals GL0945 24

Important Notes to Applicant;

Where condition 15 has been PARTIALLY DISCHARGED to enable commencement of development, verification of the opted mitigation as per BS8485 should be submitted for approval to the LPA to enable the details to be assessed for the condition to be fully discharged (A new application a fee will be required)

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

A handwritten signature in grey ink that reads "C. Brown."

Date : 23 August 2023

Christopher Brown MRTPI
Head of Planning