

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00227/DISCON
Applicant: Mrs Georgina Bevin
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of Archers Lane Peckleton

Application to discharge C7 (Landscaping) C8 (Waste / Recycling Collection) attached to planning permission 22/01229/FUL

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

Condition 7

Prior to the installation of the fence/gates a hard & soft landscaping scheme shall be submitted to & approved in writing by the LPA. The scheme shall show boundary conditions and landscape enhancements in and around the site.

Received 20 March 2024

C7 Fence and Gate (proposed)

C7 Landscaping Statement

C7 & C8 Landscaping / Waste & Recycling Plan Rev 1

Condition 8

Prior to first use of the development hereby approved a scheme that makes adequate provision for waste collections shall be submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided to facilitate collection of waste via a registered waste carrier.

C7 & C8 Landscaping / Waste & Recycling Plan Rev 1

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 7 Reason:

A plan has been provided that details the proposed fence and gates to the development along with photos and description of the proposed materials to be used. The new boundary treatment ensures that the use will be adequate for the safety of users together with an appearance that will not affect the character of the area. The existing boundary treatments are provided which detail where the additional proposed landscaping to improve the existing screening along Archers Lane with native species hawthorn and beech has been confirmed in an email. The landscaping will be implemented prior to the use. Therefore, the LPA are of the opinion that the details demonstrate that they will enhance the existing screening which will minimise any adverse impacts on the character and appearance of the surrounding area and amenity of the occupiers of neighbouring properties in accordance with Policy DM4 and DM10 of the Site Allocations and Development Management Policies DPD.

Condition 8

The development wastage use is proposed to be collected by a registered waste carrier and that a storage point is located near the barn and a collection point will be off Archers Lane. The LPA are of the opinion that current waste is collected and will continue to do so as there should be no additional waste from the use as users are expected to take any waste with

them. As the bin will only be there for collection it protects the interests of amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD.

Officer Recommendations:

Condition 7 Landscaping – Discharge

Condition 8 Waste / Recycling Collection – Discharge