

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00206/DISCON
Applicant: Mr F Brogan
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Hall Farm 10 The Green Orton On The Hill

Application to discharge C3 (materials) C6 (contaminated land) C11 (electric vehicle charging points) attached to planning permission 21/00876/FUL

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

Condition 3

No development above foundation level shall take place until representative samples of the types and colours of materials to be used for the new windows and doors of the dwelling hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Materials Schedule – Received 13 March 2024

Reclaimed Clay Dreadnought Roof Tiles and Ridges to match existing.

Pre-claimed war common bricks to match.

Sand render monocouche

Residence 9 Windows

Conservation Velux roof lights

Black iron rainwater pipes guttering to match existing

Condition 6

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall 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.

C6 Land Contamination Report – Received 6 March 2024

Condition 11

No development shall commence above foundation level until a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full detail of the location and fitting of the units.

C11 Site Plan – PL901 EVC Charging Point & Specification – Received 14 March 2024

Consultees / Assessed by:

Environmental Services Officer
Compliance & Monitoring Officer
Conservation Officer

Conclusion / Summary:

Condition 3

The application indicates that matching materials to that of the existing by way of a dreadnought clay roof tile, pre-claimed war bricks, iron drainage with conservation roof lights which will provide the development with a consistent appearance to that of the existing. The sand rendering will have an acceptable appearance along with Renaissance 9 windows and doors which are specifically to replicate a high standard or window in appearance to the existing development. The materials submitted will ensure that the development has a satisfactory external appearance in accordance with Policies DM10 and DM11 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 6

The report details that no significant land contamination has been found during the investigations and therefore no remediation for the site is required. The report demonstrates that there is not risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

A plan shows the location of the electric vehicle charging point and the specification of the charging unit to be installed. The details therefore demonstrate that the proposals meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 112 (e) of the National Planning Policy Framework.

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 6 Land Contamination – Discharge

Condition 11 Electrical Vehicle Charging – Discharge