

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00266/DISCON
Applicant: Charles Quinn
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Land Corner Of Crofters Vale Park And Main Street Barlestone

Application to discharge Conditions 8 (Landscaping), 10 (Waste/Recycling) attached to planning permission 23/00449/FUL

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

Condition 8

No development, excluding demolition, shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- a) Means of enclosure
- b) Car parking layouts
- c) Other vehicle and pedestrian access and circulation areas
- d) Hard surfacing materials
- f) Planting plans
- g) Waste collection provision and points
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- i) Implementation programme

Received 11 April 20024

C8 & C10 Landscaping and Waste & Recycling Details

Condition 10

No development above foundation level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 11 April 20024

C8 & C10 Landscaping and Waste & Recycling Details

Consultees / Assessed by:

Compliance & Monitoring Officer
Waste & Recycling Officer

Conclusion / Summary:

Condition 8

The plan submitted in support of Condition 8 details retained grass to the rear of dormer cottage (plot 3) with parking adjacent, which is to be block paved and is consistent for to plots 1 & 2. Around the park home will be concrete paving to serve as a patio. To the front of plots 1 & 2 will be a decorative gravel maintenance strip with planters . 1.8m fencing is

proposed around the site with a reduction to 1.2m for two panels nearest the access road to enable better visibility. All hard and soft landscaping to be completed prior to occupation of the residential homes. The details ensure that the development will be completed with a satisfactory external appearance and in the interests of visual amenity to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD and Policy H6 of the Barlestone Neighbourhood Plan before the development is occupied.

Condition 10

Storage points are located to the rear of the park homes for plots 1 & 2, with Plot 3 having space to the rear of the car parking area. On collection days it shows that a bin will be put out onto Croftersvale access road for collection which is both acceptable to the Councils Waste & recycling policy as they already collect from Croftersvale Park situation further into the site and shows that the bins will not be detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 8 Hard and Soft Landscaping – Discharge

Condition 10 Waste & Recycling – Discharge