

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01026/DISCON
Applicant: Grove Homes Midlands (LTD)
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Grove House Grove Road Burbage

Application to discharge conditions 4 (Waste and Recycling), 6 (Materials), 8 (Surface Water Drainage), 9 (Construction Environmental Management Plan), 15 (Electric Vehicle Charging) attached to planning permission 24/00601/FUL

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

Condition 4

No development 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 30 January 2025

C4 & C15 198-TAA-XX-ZZ-DR-A-1000 P11 Proposed Site Plan

Condition 6

No development above foundation level of the dwelling hereby permitted shall take place until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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.

C6 – Materials Schedule – Received 7 November 2024

Condition 8

Within 3 months of the date of this decision surface water drainage details, incorporating sustainable drainage principles (SuDS) shall be submitted to and approved in writing by the local planning authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed and any dwelling is occupied.

Received 13 March 2025

C8 Supporting Calculations CO22_289_07 - Network 12.03.202

C8 Drainage Layout CO22_289_07 - 201 P5

Received 30 January 2025

C8 CO22_289_07 - 202 P1 Private Drainage Details (1 of 3)

C8 CO22_289_07 - 203 P1 Private Drainage Details (2 of 3)

C8 CO22_289_07 - 204 P1 Private Drainage Details (3 of 3)

Condition 9

Within 3 months of the date of this decision a Construction Environmental Management Plan shall be submitted to and agreed in writing by the local planning authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be

prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Received 7 November 2024

C9 - Construction and Environmental Management Plan

Condition 15

Within 3 months of the date of this decision 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. Thereafter the charging points shall be installed in accordance with the approved details prior to the first occupation of the dwelling to which they relate and they shall then be retained and maintained in perpetuity.

Received 30 January 2025

C4 & C15 198-TAA-XX-ZZ-DR-A-1000 P11 Proposed Site Plan

Received 30 January 2025

C15 EVC Project-EV-APEX-7S-Datasheet-V23

Consultees / Assessed by:

Drainage Officer
Waste & Recycling
Environmental Services
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 4

Site Layout Plan 198-TAA-XX-ZZ-DR-A-1000 P11 details a waste storage area well within the site of the development together with a waste collection point which is adjacent to the highway boundary which is in accordance with the Councils Waste and Recycling Policy and set back sufficiently so as not to be detrimental to the street scene with planting in front to also help mitigate any impact. The Council is satisfied that the bin storage is not detrimental to the street scene and overall design of the scheme and sufficient to collect the waste and recycling from the development, in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

Condition 6

A material schedule details a Bespoke Brick Co. Rural Blend Handmade brick which has a red, orange and purple multi tone for plots 1, 3 & 5 and an Ibstock Warwickshire Olde English brick which is an orange / grey effect brick with a smoother appearance for plots 2 & 4 with a Marley Old English Dark Red tile to compliment the lighter bricks with a dark charcoal Marley Ashmore Interlocking Double Plain tile to compliment the handmade brick and has a smaller overall appearance once installed. The materials will complement the design of the development and create an appearance that is satisfactory to the Council in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

Private Drainage details, along with the site drainage scheme has been provided with supporting calculations. The details have been assessed by the Councils Drainage Officer who supports the discharge of condition 8 as the details demonstrate that the development will be provided with satisfactory surface water drainage scheme that does not create or

exacerbate flooding in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

A construction environmental management plan has been provided and assessed by the Councils Environmental Services Officer. Due to the proximity of neighbouring properties / residents within the locality the plan details protective fencing to the site, a communication and complaints procedure, working hours, tree protection, how waste will be dealt with, mitigation for any surface water drainage during construction, mitigation measures to avoid mud on the local highway, dust suppression to minimise dust in dry weather. A pollution control and contingency plan is proposed to be in place. The Council is satisfied that the relevant measures will be put in place to help protect the amenity of the occupiers of neighbouring dwellings in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) during the construction of the development.

Condition 15

Electrical Vehicle Charging locations are detailed on Site Plan 198-TAA-XX-ZZ-DR-A-1000 P11 which provides one charging point per dwelling together with a data sheet which provides the type of charge to be installed. The Council are satisfied that each dwelling will be served with an electrical vehicle charging point which ensures 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 (2023)

Officer Recommendations:

Condition 4 Waste & Recycling – Discharge

Condition 6 Materials – Discharge

Condition 8 Surface Water Drainage – Discharge

Condition 9 Construction Environmental Management Plan - Discharge

Condition 15 Electrical Vehicle Charging - Discharge