

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITION DISCHARGED

Name and Address of Applicant

Mitesh Rathod
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00234/DISCON
Application Site: Land South of Pumping Station, Burbage
Proposal: Application to discharge condition 3 (Phasing plan)
attached to planning permission 23/00673/OUT

Part II – Summary of Decision

CONDITION DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 (Phasing plan)

- Location plan and phasing plan BURB.011

The details submitted are **ACCEPTABLE** and the condition is **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

Date: 24 July 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 03 (Phasing plan):

“No develop shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory phasing of the development and to ensure that utility infrastructure is delivered in a coordinated and planned way in accordance with Policy DM3 of adopted Site Allocations and Development Management Policies Development Plan Document (2016).”

Consultee responses:

N/A

Assessment:

The submitted phasing plan identifies the extent and sequencing of the development phases and ensures that the relevant conditions and planning obligations can be clearly identified between each phase. Whilst the LPA requested further information to be included with the submission regarding the timing and implementation of both phases, these are already controlled by separate conditions.

The submitted information is therefore sufficient to ensure that utility infrastructure is delivered in a coordinated way in accordance with Policy DM3 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 03 (Phasing Plan) of planning permission 23/00673/OUT can be discharged.

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at: www.gov.uk/appeal-planning-decision
Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.
- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.