

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00454/DISCON
Applicant: Mr T Knapp
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land Rear Of 125 - 131 Lutterworth Road Burbage

Application to discharge conditions 3 (Land contamination), 5 (Waste and Recycling), 10 (Drainage Scheme), 12 (Construction Traffic Management Plan), 13 (Electric Vehicle Charging), 14 (materials), 15 (Landscaping), 17 (Levels) of planning application 23/00515/CONDIT

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

Condition 3

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.

Received 14 August 2023

C3 Final Report (Testing Results) 23-26457-1 14 August 2023

C3 Final Report 23-26457-1 14 August 2023

Condition 5

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 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 10

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 12

No development shall commence on the site until a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle-parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Received 26 July 2023
C12 CMP Rev A

Condition 14

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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.

Received 9 May 2023
C14 Schedule of Materials

Condition 15

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 26 July 2023
C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 17

No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 26 July 2023
C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Consultees / Assessed by:

Waste & Recycling
Drainage Officer
LCC Highways
Environmental Services
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

An investigation undertaken and results has been provided to the LPA's Environmental Services Officer for assessment. The details were found to be acceptable and will ensure that 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 5

Waste and Recycling areas to each of the properties has been detailed on the development site, as waste and recycling storage locations. The residents are to produce the relevant bin on their relevant collection days at the presentation point indicated on the plan adjacent to the

highway which has been extended as this is already used for the current property(s). The collection area will be set back from the highway access and only used on collection days. The details provided ensure that the waste and recycling bins to each property, have a designated area for storage, and only presented on the roadside on collection day, s this ensure that the waste and recycling can be collected in accordance with the Council Waste and Recycling Policy and also demonstrates that bin storage on site is not detrimental to the street scene as they will only be located here on designated collection so the overall design of the scheme is in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

Condition 10

Drainage shows a soakaway located on the driveway to development site. Hard surfacing areas are to be permeable materials. These elements will both assist in reducing the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework (2021). The details assessed by the Councils Drainage Officer are found to be acceptable to support the discharge of Condition 10

Condition 12

The Highway Authority assessed a Construction Traffic Management Plan provided in support of condition 12. The plan details how the site will be set up, showing where materials will be stored and parking provided on site to avoid on street parking problems. The plan details how they will control dust noise and fumes during the construction period and welcomes residents to liaise with the construction company should they have any issues. Access to the site will be a recently completed access driveway, which will assist in not producing mud / stones on to the highway. No generators will be used on site and there will be no external lighting required. Dust on site will be monitored, water will be available on site to dampen down if necessary. The details provided in the plan will assist in the highway not becoming a hazard for road users, and ensures that during construction on-street parking problems are minimised in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework 2021.

Condition 14

The materials schedule proposes a Kenilworth Antique brick which is a textured brick, with an orange base colour being orange and darker bricks in between which are frosted over to give an overall lighter appearance/ colouring to the entire pallet, together with a Marley Duo Smooth Grey tile for the roof. The details are characteristic of the area and will provide an appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

The Compliance & Monitoring Officer has assessed the landscaping plans provided. The plan details permeable chippings to match that of existing with permeable block paving to match existing providing private parking spaces. Paving around the plots will be natural sandstone paving. A new native hedge and trees will be planted to the southeast of the site with the surrounding boundary be existing hedges. A 1.8 close board fence will divide the plots and a 1.35m post and rail fence will be installed to the north of the site inside the existing hedge. The garden to each plot will be laid to lawn.. Any gaps in the existing hedge to the south west of the site planted to create a continual screening All landscaping to be planted in 1st available planting season post-occupation and hard landscaping to be completed prior to occupation. The details provided ensure that the development will have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17

A site plan shows existing proposed and finished floor levels to the development and states that levels immediately adjacent to dwellings will be 150mm below proposed FFL and the remainder to be as existing. The levels demonstrate that there will be minimal impact to neighbouring properties and will ensure that the development has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Land Contamination – Discharge
Condition 5 Waste & Recycling – Discharge
Condition 10 Drainage – Discharge
Condition 12 CTMP – Discharge
Condition 13 Electrical Vehicle Charging – Discharge
Condition 14 Materials – Discharge
Condition 15 Landscaping – Discharge
Condition 17 Levels – Discharge