

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00521/DISCON
Applicant: Mr Andrew Forsythe
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Land Adj To Moore's Arms 6 Orton Lane

Application to discharge Conditions 3 (Materials), 5 (Landscaping), 8 (Waste and Recycling) 9 (Archaeology) from planning application 24/00482/CONDIT (21/01146/FUL))

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

Condition 3

Notwithstanding the submitted details, before any development commences full details and/or samples of all external materials for the construction of the new dwellings (plot 2 and 3) and the garage block, including facing walls, roof tiles, details of proposed new windows, doors and roof lights, window cill and header treatments, and rainwater goods shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details.

C3 Materials 19-116-19a- Received 5 July 2024

Condition 5

No dwelling as hereby approved shall be occupied 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:

- i. proposed finished levels or contours
- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details in the first planting season following the date of the details being approved.

C5 & C8 Landscape, materials & Waste recycling 19 116 18d – Received 9 August 2024

Condition 8

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. The scheme shall thereafter be retained in perpetuity.

C5 & C8 Landscape, materials & Waste recycling 19 116 18d – Received 9 August 2024

Condition 9

No development or demolition shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Received 5 July 2024

C7 Archaeological Strip, Map & Sample Excavation Amended NJT23 sms

Received 9 October 2024

C7 WSI Archaeological Building Inspection & Recording V3

Consultees / Assessed by:

LCC Archaeology

Conservation Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A materials schedule has been provided for each plot (1-3). this includes composite doors in Chartwell Green York Style for plots 1 & 3 with a black York style to Plot 2, Velux conservation style roof lights are proposed for all plots. Plot 1 windows to the Moore Arms are proposed to be timber flush casement painted cream windows with multi glazing bars as per drawing 19/116 08e (Approved elevation drawing 24/00146/CONDIT) with the window reveal from face brickwork to be the same distance as on the existing building. Chamfered blue brick sills are proposed to all windows and arch heads to be rendered in antique white. Plot 2 will use existing bricks in good condition on the front of the building and a Malvern village mix to be used on the rear. A Benlowe Vanguard flush casement upvc windows in cream with half brick arch to window heads and chambered stone sill to match existing. Plot 3 is proposed to be through render in antique white again with Belowe Vanguard flush casement windows in cream upvc with reconstituted stone heads and sills. The details provided demonstrate that high quality materials are to be used which represent the existing buildings characteristics to ensure that the development has a satisfactory external appearance in the interests of visual amenity and to preserve the significance of the listed building the Moore's Arms to accord with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

Condition 5

A landscaping plan provides details of the soft and hard landscaping proposed to the scheme. Hard surfacing consists of tarmac driveways with existing block paving to be cleaned and new laid to match. Patio areas will be paved and cannot be seen from the front of the development where a timber bow top gate will provide security and a 1.08m fence between the 3 plots for privacy. Gardens will be laid to lawn with hedgerows to be planted in Plots 1,2 & 3 gardens with Plot 1 having a new wall built which will match the existing to secure the garden. Existing walls are to be repaired and planting provided behind. LCC

Ecology have reviewed the details which are found to be acceptable. Therefore the the appearance of the development and biodiversity improvements and retained soft landscaping demonstrates that the site once implemented will be in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

Bin Storage points are detailed in red on plan 18d for each of the plots and collection points are on the block paving which are on the highway boundary. The details ensure that the collection points are in line with the Councils Waste and Recycling Collection Policy and they will not be detrimental to the street scene as storage points for the bins are behind the dwellings and should only be presented on the access adj to the highway boundary on collection days which demonstrates that the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

Condition 9

An Archaeological Strip, Map and Sample Excavation report has been provided along with a Written Scheme of investigation for a Building Inspection and recording which has been assessed by LCC Archaeology. The details provided will ensure that a satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policies DM11, DM12 and DM13 of the Site Allocations and Development Management Policies Development Plan Document will be completed to enable the demolition to proceed. Remaining is the fieldwork for the site of the investigation of the archaeological buried remains for the replacement building, as this would take place on the footprint of the proposed structure, therefore, the condition is eligible to be partially discharged to enable demolition only.

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 5 Landscaping – Discharge

Condition 8 Waste & Recycling – Discharge

Condition 9 Archaeology – Partial Discharge