

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00158/DISCON
Applicant: Mr Lewis Creed
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land North Of Hill Top Farm Hill Top Earl Shilton

Application to discharge condition 12 (Noise Protection) attached to planning permission 21/00135/OUT

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

Condition 12

Development shall not begin until a scheme for protecting the proposed dwellings from noise from Leicester Road has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Received 9 April 2025

C12 TM59 Results - Earl Shilton - 23-02-2025

C12 MZ560-BRP-06-FF-D-A- JAC-4702_Jackdaw-RCP & Small Power - First Floor Plan - Brick - OMS_For Approval_C07_0

C12 MZ560-BRP-07-01-D-A- KIG-4702_Kingfisher-RCP & Small Power Setting Out - First Floor Plan_For Approval_C06_0

C12 MZ560-BRP-08-FF-D-A- POL-4702_Plover-RCP & Small Power Setting Out - First Floor Plan - Bric_For Approval_C06_0

C12 MZ560-BRP-01-GR-D-A- B1-4701-C04-B1-RCP & Small Power Setting Out - Ground Floor Plan – AR

Received 20 February 2025

C12, Noise Impact Assessment

Consultees / Assessed by:

Environmental Services Officer

Conclusion / Summary:

Condition 12

A noise report was submitted to support the discharge of Condition 12 and assessed by the Councils Environmental Services Officer. The details of mitigation measures detailed in the report to protect property owners was acceptable. To enable the condition to be discharged further details were requested that confirm the type of mechanical ventilation to be installed and plans to show which plots will be installed with the mitigation measures. The details submitted on 9 April 2025 have satisfied the LPA to help protect residents so as not to become a source of annoyance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 12 Noise Protection – Discharge