

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00300/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South Of Markfield Road Ratby

Application to discharge C19 (Scheme for Public Right of Way) C20 (PRoW boundary treatment works) attached to planning permission 22/00648/OUT

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

Condition 19

No development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their fencing, surfacing, width, structures, signing, landscaping, and management during construction in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

24 March 2025

C19, Public Right of Way Typical Cross Section and Details (Sheet 1 of 2), Drg No. 2311- CR- 00-ZZ-DR-A-0205-P02

C19, Public Right of Way Typical Cross Section and Details (Sheet 2 of 2), Drg No. 2311- CR- 00-ZZ-DR-A-0206-P02

C19, Public Right of Way Diversion, Drg No. 2311- CR- 00-ZZ-DR-A-0210-P01

Condition 20

Prior to construction, changes to existing boundary treatments running alongside the Public Right of Way, must be approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. The works shall be implemented in accordance with the approved details prior to occupation of the development.

24 March 2025

C20, Public Right of Way Plan (Sheet 1 of 2), Drg No. 2311- CR- 00-ZZ-DR-A-0200-P02

C20, Public Right of Way Plan (Sheet 2 of 2), Drg No. 2311- CR- 00-ZZ-DR-A-0201-P02

C20, Grass Provision Plan, Drg No. 10783-FPCR-XX-XX-DR-L-0016 Rev P03

C20, External Materials and Boundary Plan, Drg No. LWRAT-MCB-ZZ-ZZ-DR-A-0231-D5- Rev P3

C20, Surface Materials Plan, Drg No. LWRAT-MCB-ZZ-ZZ-DR-A-0232-D5- Rev P3

Consultees / Assessed by:

LCC Highways

Conclusion / Summary:

Condition 19

The scheme for the public rights of way has been submitted and assessed by Officers at LCC Highways. They have advised that the details provided are satisfactory to enable the condition to be discharged as it demonstrates how they propose the existing PRoW to be enhanced and to protect its use and accessibility in the future by way of satisfactory fencing,

surfacing, width signage and landscaping in line with the County Councils Guidance Notes for Developers accordance with Paragraph 100 of the National Planning Policy Framework (2021).

Condition 20

Proposed boundary treatments to the public right of way have been provided in support of the condition as requested and assessed by the Local Highway Authority. The proposed scheme details a 0.55 timber knee rail to run adjacent to the rights of way boundary so as the boundary between residential and public rights of way can be distinguished. The details ensure that it is clear where the Public Rights of Way is located within the development which enhances the existing public right of way and ensuring its accessibility to the public in accordance with Paragraph 100 of the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 19 Public Right of Way Scheme – Discharge

Condition 20 Public Right of Way Boundary Treatment – Discharge