

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00301/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South Of Markfield Road Ratby

Application to discharge C7 (Public Right of Way treatment details) attached to planning permission 24/00461/REM

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

Condition 7

No development shall take place until a scheme for the treatment of the Public Right of Way (R50) has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally-recorded PRow alignments; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted guidance on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

Received 24 March 2025

C7 Public Right of Way Plan (Sheet 1 of 2), Drg No. 2311-CR-00-ZZ-DR-A-0200-P02

C7, Public Right of Way Plan (Sheet 2 of 2), Drg No. 2311-CR-00-ZZ-DR-A-0201-P02

C7, Public Right of Way Typical Cross Section and Details (Sheet 1 of 2), Drg No. 2311-CR-00-ZZ-DR-A-0205-P02

C7, Public Right of Way Typical Cross Section and Details (Sheet 2 of 2), Drg No. 2311-CR-00-ZZ-DR-A-0206-P02

C7, Public Right of Way Diversion, Drg No. 2311-0210-P01

C7, Grass Provision Plan, Drg No. 10783-FPCR-XX-XX-DR-L-0016 Rev P03

C7, External Materials and Boundary Treatment Plan, Drg No. LWRAT-MCB-ZZ-ZZ-DR-A-0231-D5-P3

C7, Surfacing Materials Plan, Drg No. LWRAT-MCB-ZZ-ZZ-DR-A-0232-D5-P3

Consultees / Assessed by:

LCC Highways

Conclusion / Summary:

Condition 7

Condition 7 applied for is linked to the reserved matters decision notice and replicates a condition on the outline permission (22/00648/OUT) and subject to approval of details reserved by condition application reference 25/00300/DISCON.

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

To ensure its layout and design quality of the scheme in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and to ensure the Public Right Way of Way is appropriately provided and treated in accordance with the Leicestershire County Council's adopted guidance on Development and Public Rights of Way and the requirements of the NPPF

Officer Recommendations:

Condition 7 Public Rights of Way Scheme - Discharge