

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01073/DISCON
Applicant: Mrs Clare Mellor
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land Off Wood Lane Higham On The Hill

Application to discharge conditions 2 (Materials), 9 (Higham Drainage Mitigation) and 12 (Waste and Recycling) attached to planning permission 23/00712/REM

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

Condition 2

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.

C2 Materials Plan Drg No. 1023-AD-004A – Received 13 November 2023

Condition 9

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

Received 13 November 2023

C9 Highway Drainage Drg No.100

C9 Adoptable Drainage Drg No. 101

C9 Adoptable Drainage Drg No. 102

Condition 12

No development shall take place until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary.

Received 13 December 2023

C12 Refuse Storage & Collection Site Layout Drg No, 1023-AD-002D

Consultees / Assessed by:

LCC Highways
Waste And Recycling
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 2

A materials plan has been submitted and assessed by the Compliance & Monitoring Officer. A pallet of two brick types are proposed in a Caldera Red Multi which is a smooth predominantly red brick with patches throughout the pallet to give a multi coloured

appearance together with a Bradfield Multi which is a texture brick orange in colour with patches of lighter and darker areas throughout the pallet. Both bricks are acceptable for the development as they represent the brick colours which are predominantly in the Leicestershire area. A range of three colours are proposed for the roof tiles, slate grey, peat brown and cottage red. Feature bricks are to match the main facing bricks and where plots are rendered, they will be rough cast in chalk white. Canopies to bay roofs to be plain clay tiles to match the main roof tiles with timber canopies to be white other than those rendered properties which will be grey RAL 7038. A mix of front doors will be cream, grey and green. The proposed materials provide a suitable mix of materials and colours to ensure that the development has a satisfactory appearance in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

Private and highway drainage plans have been submitted and assessed by the Highway Authority. They advise that the drainage plan shows gradient levels and gully locations displaying where the surface water will drain to. The plan displays that surface water will not drain onto the highway and as such reduces 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 adopted Site Allocations and Development Management Policies DPD and the NPPF and the condition eligible for discharge.

Condition 12

Waste and Recycling Officer has assessed the revised site layout plan 002 Rev D. the plan details adequate collection points to each of the plots that meet with the Councils Waste & Recycling Policy to ensure that the waste can be collected. The plan details that waste and recycling bins shall only be presented on the relevant allocated bin collection days to ensure that they are not permanently visible on the street scene and storage points are also detailed on the plan, therefore it is our opinion that the condition is eligible for discharge as the details demonstrate that the collection points will not be detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 2 Materials – Discharge

Condition 9 Higham Drainage Mitigation - Discharge

Condition 12 Waste and Recycling - Discharge