

Delegated Report

Planning Ref: 25/01078/CONDIT
Applicant: Mr Adrian Burr
Ward: Burbage, St. Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Land Rear of 5 – 15 The Coppice, Burbage

Proposal: Application to vary condition 7 of planning permission 24/00818/CONDIT. To allow for relocation of foul water pumping station

1. Recommendations:

1.1. Grant planning permission for the variation of 24/00818/CONDIT subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description:

- 2.1. Section 73 of the Town and Country Planning Act 1990 allows applications for planning permission to be sought for the development of land without complying with conditions that were imposed on a previous planning permission.
- 2.2. In this case, the originating planning permission for application 21/00556/FUL, which was allowed at appeal via APP/K2420/W/22/3297466, was granted full planning permission for the provision of eight brick-built detached dwellings within a cul-de-sac development with associated access and landscaping at the Land to the rear of 5 – 15 The Coppice, Burbage.
- 2.3. The scheme was later varied through application 24/00818/CONDIT which granted planning permission for variation of Conditions 2 and 16 of 21/00556/FUL in the form of amendments to design and materials for each of the eight dwellings.
- 2.4. Neither 21/00556/FUL nor 24/00818/CONDIT involved the provision of drainage details during assessment. As a result, the requirement for the provision of a suitable drainage scheme was implemented as Condition 7 of 21/00556/FUL and was retained and reapplied again as Condition 7 of 24/00818/CONDIT.
- 2.5. The drainage scheme for the proposal was submitted via 24/00911/DISCON through which it was fully discharged. The discharged drainage scheme included a private foul water pumping station located to the south-west of the intersection of the internal private access road.
- 2.6. This Section 73 Application seeks planning permission for the variation of Condition 7 (Drainage) of 24/00818/CONDIT to relocate the pumping station to an area of open landscaping to the south-east of the internal access road intersection.

- 2.7. No amendments are proposed to any other element of the original or previously varied proposal.

3. Description of the Site and the Surrounding Area:

- 3.1. The application site is located to the north-west of the village of Burbage, with only the initial access way located within the identified settlement boundary. The balance of the site area is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge and the designated open countryside.
- 3.2. The application site is identified within the Burbage Neighbourhood Plan as forming part of a series of Local Wildlife Sites.
- 3.3. The site is accessed via The Coppice which is an adopted, unclassified road subject to a speed limit of 30mph. The Coppice links to a private, unadopted road, The Dell, which provides access through the site.
- 3.4. Public Right of Way (PRoW) Footpath U14 runs along the site's southern boundary and links Woodgate Road south of the application site to Burbage Common.
- 3.5. The application site comprises former grassed land that was previously utilised as a licenced waste site. More recently, construction has begun on the site for the erection of eight dwellings with associated access and landscaping.
- 3.6. The application site contains a group of trees along the south-western boundary protected by a Tree Preservation Order (01/00003/TPORD) as well as further trees along the northern boundary, a tree in the southern corner, and groups of trees to the east of the site which are protected by another Tree Protection Order (13/00003/TPORD).
- 3.7. The site is neighboured by existing residential development to the north and west, and further to the south beyond Footpath U14. The properties along The Coppice to the north generally consist of large, detached, two-storey dwellings that are separated from the site by a mixture of hedgerows and post-and-rail fencing. To the east are fields within the designated countryside.

4. Relevant Planning History:

4.1 25/00405/DISCON

- Application to discharge condition 6 (Gas Protection Measures) attached to planning permission 24/00818/CONDIT
- Discharged
- 09.05.2025

4.2 24/00911/DISCON

- Application to discharge conditions 3 (CEMP), 4 (Land Contamination), 6 (Gas Protection Measures), 7 (Surface Water Drainage), 8 (Archaeology), 10 (Hard

and Soft Landscaping), 12 (Materials), 13 (Ecology Mitigation Measures), 15 (Waste and Recycling Collection) and 17 (External Lighting) relating to planning application 24/00818/CONDIT

- Split Decision
- 04.12.2024

4.3 24/00818/CONDIT

- Variation of conditions 2 and 16 attached to planning application 21/00556/FUL. Amendments to design and materials.
- Planning Permission
- 14.10.2024

4.4 24/00265/DISCON

- Application to partially discharge Condition 8 (Written Scheme of Investigation) on Appeal Decision APP/K2420/W/22/3297466 relating to application 21/00556/FUL.
- Partial Discharge of Condition
- 17.04.2024

4.5 APP/K2420/W/22/3297466

- Erection of No. 8 dwellings with associated access and landscaping
- Appeal Allowed
- 27.09.2022

4.6 21/00556/FUL

- Erection of No. 8 dwellings with associated access and landscaping
- Refused
- 07.10.2021

5. Publicity:

- 5.1. In accordance with Planning Practice Guidance (PPG), provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider the scale or nature of the change warrants consultation. Therefore, the Local Planning Authority can choose how to inform interested parties.
- 5.2. In this instance, the application has been publicised by sending out letters to local residents.
- 5.3. No responses have been received.

6. Consultation:

- 6.1 In accordance with Planning Practice Guidance (PPG), provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider the scale or nature of the change warrants consultation. Therefore, the Local Planning Authority can choose how to inform interested parties.

6.2 In this instance, the Local Planning Authority formally consulted the following consultees:

- Hinckley and Bosworth Borough Council (HBBC) Drainage had no objection to the variation to relocate the foul water pumping station and noted that the provision of a suitable SuDS scheme had been covered by Condition 7 of the original permission.
- Burbage Parish Council had no objections.

7. Policy:

7.1 Core Strategy (2009):

- Policy 4: Development in Burbage

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding

7.3 Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):

- Policy 8: Local Wildlife Sites
- Policy 12: Important Trees

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (December 2023)
- Planning Practice Guidance (PPG)

7.5 Other Relevant Guidance:

- Nil.

8. Appraisal:

8.1. In accordance with Planning Practice Guidance (PPG), there is no statutory limit on the degree of change permissible to conditions under Section 73 applications, but the change must only relate to conditions and not to the operative part of the permission. The operative part of the planning permission being the description of the development.

8.2. The principle of the development has already been established through the earlier grant of the extant planning permission on the site via the allowed appeal decision APP/K2420/W/22/3297466 and subsequent variation via 24/00818/CONDIT.

8.3. Therefore, the key issues in respect of this application are:

- Impact upon drainage
- Impact upon protected trees
- Conditions

Impact upon Drainage

8.5 Policy DM7 of the SADMP seeks to prevent adverse impacts through pollution or flooding arising from development, ensuring that water quality and drainage functions are not adversely affected, and that development does not create or exacerbate risk of flooding.

8.6 Condition 7 of 21/00556/FUL and 24/00818/CONDIT required the provision of a surface water drainage strategy and associated maintenance details prior to commencement of development. The details of the proposed sustainable drainage scheme were provided in 24/00911/DISCON and were found to be satisfactory for the storage and disposal of storage water from the site in accordance with Policy DM7 of the SADMP.

8.7 The drainage scheme discharged under 24/00911/DISCON included the provision of a foul water pumping station located to the south-west of the internal roadway intersection within the application site. The pumping station was located within an open landscaped area away from the proposed dwellings.

8.8 This application seeks permission for the relocation of the foul water pumping station to the south-east of the internal roadway intersection. This area of the site is also adjacent an open landscaped area away from proposed dwellings.

8.9 There are no other amendments proposed to the drainage scheme.

8.10 HBBC Drainage have been consulted on the relocation of the pumping station and have no objection.

8.11 It is therefore considered that the proposal would continue to appropriately prevent adverse impacts through pollution or flooding and would not create or exacerbate flood risk, in accordance with Policy DM7 of the SADMP.

Impact upon Protected Trees

8.12 Policy DM6 of the SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value, including proposals for their long-term future management. On site features should be retained, buffered and managed favourably to maintain their ecological value.

- 8.13 Policy 12 of the Burbage Neighbourhood Plan (BNP) states that development proposals that damage or result in the loss of a tree or trees protected within a Tree Preservation Order (TPO) or a tree or trees of significant amenity value and with important arboricultural, landscape or ecological significance, will only be permitted in exceptional circumstances.
- 8.14 The relocation of the foul water pumping station places it closer to existing vegetation on the eastern side of the internal access roadway. This vegetation includes trees identified in the Arboricultural Impact Assessment submitted with 21/00556/FUL.
- 8.15 Condition 9 of 21/00556/FUL and 24/00818/CONDIT required the erection of protective fencing around all trees on the site not scheduled for removal, in accordance with the Arboricultural Impact Assessment submitted with the original proposal. The protective fencing was required to be maintained throughout the duration of works with no alteration to soil levels within the root protection areas.
- 8.16 The proposed relocation of the pumping station would remain outside of the root protection areas and outside of the protective fencing of the nearest trees, as required by Condition 9 of 21/00556/FUL and 24/00818/CONDIT. The relocation does not directly impact any other protected vegetation proposed to be retained in this area of the site.
- 8.17 It is therefore considered that the proposal would retain existing protected vegetation and conserve important ecological features of the site, in accordance with Policy DM6 of the SADMP and Policy 12 of the BNP.

Conditions

- 8.18 Permission granted under Section 73 takes effect as a new independent permission to carry out the same development as previously permitted, subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and un-amended. It is open to the Applicant to decide whether to implement the new permission or the one originally granted.
- 8.19 Therefore, in accordance with PPG, a Section 73 decision notice should set out all the conditions imposed on the new permission, and, for the purpose of clarity, restate the conditions imposed on earlier permissions that continue to have effect.
- 8.20 Planning Permission for 21/00556/FUL was subject to 17 planning conditions. Planning Permission for 24/00818CONDIT was subject to 17 planning conditions, with amendments to some conditions to account for variations to plans and partial discharge of some conditions.
- 8.21 Condition 1 (Time) remained relevant at the time 24/00818/CONDIT was permitted as the development had not commenced. The development has now commenced, and this condition is no longer relevant. Condition 1 is to be removed.

- 8.22 Condition 2 (Approved Plans) requires amending to specify revised plans.
- 8.23 Condition 3 (Construction and Environmental Management Plan) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.24 Condition 4 (Land Contamination) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.25 Condition 5 (Post-Investigation Land Contamination) remains reasonable and necessary to ensure that risks from land contamination discovered during development are dealt with in accordance with Policy DM7 of the SADMP.
- 8.26 Condition 6 (Gas Protection Measures) was partially discharged through 24/00911/DISCON and fully discharged through 25/00405/DISCON. The condition requires rewording to ensure consistency with the relevant plans.
- 8.27 Condition 7 (Surface Water Drainage Strategy) was discharged through 24/00911/DISCON and is to be further varied by this permission. The condition requires rewording to ensure consistency with the relevant plans.
- 8.28 Condition 8 (Written Scheme of Investigation) was partially discharged through 24/00265/DISCON and fully discharged through 24/00911/DISCON. The condition requires rewording to ensure consistency with the relevant plans.
- 8.29 Condition 9 (Protective Tree Fencing) remains reasonable and necessary to ensure the existing trees and hedgerows to be retained are adequately protected during construction in the interests of the visual amenities of the area to accord with Policies DM6 and DM10 of the SADMP. The condition requires minor rewording to reflect that construction has commenced on site.
- 8.30 Condition 10 (Hard & Soft Landscaping) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.31 Condition 11 (Landscape Planting) remains reasonable and necessary to ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the SADMP.
- 8.32 Condition 12 (Material Details) was revised through 24/00818/CONDIT due to the amendments made to proposed materials. It was later discharged through 24/00911/DISCON. The condition requires rewording to ensure consistency with the relevant plans.
- 8.33 Condition 13 (Ecological Mitigation and Enhancement Measures) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.34 Condition 14 (Access Arrangements) remains reasonable and necessary to ensure that vehicles entering and leaving the site may pass each other clear of the highway

in a slow and controlled manner in the interests of general highway safety and in accordance with the NPPF.

- 8.35 Condition 15 (Waste Collection) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.36 Condition 16 (Parking and Turning Provision) was revised through 24/00818/CONDIT due to amendments made to the relevant plans. The condition remains reasonable and necessary to ensure that adequate off-street parking provision is provided in the interests of highway safety in accordance with the NPPF.
- 8.37 Condition 17 (External Lighting) was discharged through 24/00911/DISCON and the condition requires rewording to ensure consistency with the relevant plans.
- 8.38 No additional conditions are considered to be necessary.

9. Equality Implications:

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion:

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is granted, subject to the removal of one condition and amendments to others. No additional conditions are considered necessary.

11. Recommendation:

11.1 Grant planning permission for the variation of 24/00818/CONDIT subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan drg no. 12/71 35 (submitted: 30.04.2021)
- Proposed Elevations and Floor Plans 12 71 140 P – Type F – Plot 1. (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 141 P – Type C – Plot 2 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 142 P – Type G – Plot 3 and 4 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 143 P – Type F – Plot 5 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 144 P – Type G – Plot 6 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 145 P – Type B – Plot 7 (submitted: 27.08.2024)
- Proposed Elevations and Floor Plans 12 71 146 P – Type B – Plot 8 (submitted: 27.08.2024)
- Proposed P1 & P5 Garages Floor Plans and Elevations (12/71 148B) (submitted: 16.10.2024)
- Proposed P3 Garage Floor Plan and Elevations (12/71 149B) (submitted: 16.10.2024)
- Proposed P4 Garage Floor Plan and Elevations (12/71 150B) (submitted: 16.10.2024)
- Proposed P6 & P7 Garages Floor Plans and Elevations (12/71 151B) (submitted: 16.10.2024)
- Proposed P8 Garage Floor Plan and Elevations (12/71 152B) (submitted: 16.10.2024)
- Site Detail (HAS/20-019/02) (Rev E) (submitted: 30.04.2021)
- Site Layout 12 71 26R – P (submitted: 27.08.2024)

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The development shall be undertaken in full accordance with the CEMP Revision B submitted on 06 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON, which shall be implemented and adhered to throughout the entire construction period.

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development shall be undertaken in full accordance with site contamination investigation, monitoring, and remedial methodology as detailed in Remediation Method Statement Ref 82907-02A submitted on 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON, prior to occupation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. If during development any contamination not previously identified is found to be present, then development in areas impacted by that finding shall cease until additional remediation measures to deal with the unsuspected contamination have been submitted to and approved in writing by the Local Planning Authority. The site shall be developed in accordance with these approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development shall be undertaken in full accordance with gas protection measures detailed within the Remediation Method Statement Ref 82907-02A submitted on 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON and the Continuous Gas Monitoring Statement L-82907-2025.04.08, Visqueen Ultimate Gas Damp Proof Course details, and Type G Plot 4 Sections 12 71 107E submitted on 17 April 2025 and approved via Discharge of Conditions application 25/00405/DISCON.

Reason: In order to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety as the site lies within 250 metres of a known landfill/ made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development shall be undertaken in full accordance with the drainage strategy detailed in:
- Proposed Drainage Layout, Drg No. 82907-102 Rev C1 (submitted: 07 November 2025)
 - Manhole Schedule Drg No. 82907-103 P3 (submitted: 7 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
 - External Works and Surfacing Drg No. 82907-110 P2 (submitted: 7 November 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
 - Drainage Construction Details Drg No. 82907-104 (submitted: 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON)
 - Infiltration Test Report Ref 82907-03 A (submitted: 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON)

The scheme shall be developed and maintained in perpetuity in accordance with these approved details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. The development shall be undertaken in full accordance with archaeological works detailed in the Written Scheme of Investigation (WSI) submitted 21 March 2024 and approved via Discharge of Conditions application 24/00265/DISCON and the Archaeological Evaluation Report submitted 30 September 2024 and approved via Discharge of Conditions application 24/00911/DISCON, prior to occupation.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination, and archiving in accordance with Policy DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (December 2023).

8. Protective fencing will be erected around all trees not scheduled for removal in accordance with the submitted Arboricultural Impact Assessment Ref 1241-AIA-V1-B and thereafter retained for the duration of the works in accordance with the above report and the recommendations of BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced areas; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause

damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure the important existing trees and hedgerows to be retained are adequately protected during construction in the interests of the visual amenities of the area to accord with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. The development shall be undertaken in full accordance with the hard and soft landscaping scheme, including boundary treatment details, that are detailed in Landscaping Plan Sheet 1 Drg No. 1252 EML XX XX DR D L 01 and Landscaping Plan Sheet 2 Drg No. 1252 EML XX XX DR D L 02 Rev A submitted on 30 September 2024 and Materials and Boundary Treatments 12/71 60h submitted on 6 December 2024 as approved via Discharge of Conditions application 24/00911/DISCON. The scheme shall be carried out in full prior to the first occupation of the development or in accordance with a programme to be agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. The development shall be undertaken in full accordance with the external materials detailed in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. The development shall be undertaken in full accordance with the ecological mitigation and enhancement measures detailed in the Ecological Mitigation and Enhancement Plan (Aref Plan EC02 Rev E) submitted as part of 21/00556/FUL and the Ecological Mitigation and Enhancement Strategy submitted 30

September 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. No occupation of any dwelling shall take place until the access arrangements shown on approved plan 12/71 26P have been provided in accordance with that plan and implemented in full. The access arrangements shall thereafter be so retained.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

14. The development shall be undertaken in full accordance with the waste collection and storage scheme detailed in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON. The approved storage and collection facilities shall be retained at all times thereafter.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

15. No dwelling shall be occupied until the parking and turning provision for that dwelling have been implemented in accordance with:

- Proposed P1 & P5 Garages Floor Plans and Elevations (12/71 148B) (submitted: 16.10.2024)
- Proposed P3 Garage Floor Plan and Elevations (12/71 149B) (submitted: 16.10.2024)
- Proposed P4 Garage Floor Plan and Elevations (12/71 150B) (submitted: 16.10.2024)
- Proposed P6 & P7 Garages Floor Plans and Elevations (12/71 151B) (submitted: 16.10.2024)
- Proposed P8 Garage Floor Plan and Elevations (12/71 152B) (submitted: 16.10.2024)
- Site Layout 12 71 26R - P (submitted 27.08.2024)

The approved parking and turning facilities shall thereafter be so retained.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

16. The development shall be undertaken in full accordance with the lighting details in Materials and Boundary Treatments 12/71 60h submitted 6 December 2024 and approved via Discharge of Conditions application 24/00911/DISCON.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

- **Notes to Applicant:**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.