

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00890/DISCON
Applicant: Mr C/O Agent
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Manor Lodge 13 Station Road Desford

Application to discharge condition 3 (Landscaping and Tree Protection) attached to planning permission 23/00377/FUL

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

Notwithstanding the approved landscaping plan, no development shall commence until a detailed scheme of landscaping and measures for the protection of trees to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority. This shall include the following items;

- i) A site specific tree protection plan;
- iii) A tree survey of the existing protected trees;
- iv) An arboricultural implications assessment

Received 19 October 2023

C3, Proposed Landscaping and Tree Protection Plan, Drg No. A4409 01 Rev E

Received 7 September 2023

C3 Tree Survey Report

Consultees / Assessed by:

Tree Officer

Conclusion / Summary:

Condition 3

The landscaping plan confirms the new native hedge planting to the North West and infill gap to the South East of the site together with existing hedges to remain along all the boundaries to the development. The plan details those trees to be removed, those to remain and new trees to be planted. Root protection has been indicated where the proposed development works may affect those trees. The tree survey provides details of how they will be protected to the relevant standard and therefore demonstrates that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document and Policy H6 and Policy H7 of the Desford Neighbourhood Plan.

Officer Recommendations:

Condition 3 Landscaping & Tree Protection – Discharge