

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITION DISCHARGED

Name and Address of Applicant

Mr Gabe Knight
Bloor Homes
First Floor Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00002/DISCON

Application Site: Land North East of Triumph Motorcycles Normandy Way

Proposal: Phase 7 Application to discharge condition 26 (Waste & Recycling)
attached to planning permission 15/00188/OUT

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following condition:

Condition 14 Phase 7

C26 EM136-SL-001A (Waste Management Plan - Received 17/7/26

Received 15/7/26

C26 EM100-LS-025J (Site Landscaping PH7 - Fitchett)

C26 EM100-LS-026J (Site Landscaping PH7 - Fitchett)

C26 EM100-LS-027J (Site Landscaping PH7 - Fitchett)

C26 EM100-LS-028J (Site Landscaping PH7 - Fitchett)

C26 EM100-LS-029K (Site Landscaping PH7 - Fitchett)

The details submitted are **ACCEPTABLE** and the condition is **DISCHARGED** for Phase 7 of the development. Phase 7 must be carried out in strict accordance with the above approved documents and the full terms of the conditions.

Date: 22 September 2026


Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Phase 7 Condition 26 Waste & Recycling Provision:

No development shall commence, in any phase, unless and until such time as a scheme makes provision for waste and recycling storage and collection for that phase 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.

Reason: To ensure adequate storage facilities for the development in the interests of visual amenity and good design, in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Consultees

Waste & Recycling & Compliance & Monitoring Officer/Planning Manager

Assessment:

A Waste and Recycling Plan has been submitted which identifies both bin collection points and bin storage locations. The Local Planning Authority (LPA) does not generally support permanent bin storage points, as these can result in bins being visible within the street scene on a permanent basis, to the detriment of visual amenity.

The need for the proposed bin storage points has arisen because the distances between certain dwellings and the adopted highway exceed the recommended drag distances set out within Building Regulations guidance. As the layout of the development has already been approved, the developer has sought to address these constraints through the provision of communal bin storage and collection points. This approach provides a practical solution for those plots where acceptable drag distances cannot be achieved and where refuse vehicles are unable to enter private drives. The remaining plots will either present bins at the adopted highway or at a designated collection point on the scheduled waste collection day.

Whilst bin storage points are not an ideal solution and would not normally be encouraged on new developments, the LPA must consider the circumstances of this particular scheme. Given that the approved layout cannot now be amended, additional mitigation has been sought to minimise any potential harm to the appearance of the development.

Additional plans demonstrate that knee-rail fencing will be installed around each storage and collection area to ensure bins remain within the designated spaces and do not encroach onto adjoining open space. Native hedgerow planting will also be provided alongside the fencing, helping to soften the visual impact of the facilities and improving their integration into the landscape as the planting establishes over time.

Each affected plot has been reviewed in detail and amendments have been made where possible to allow collections from the adopted highway, thereby reducing the overall number of properties reliant upon the proposed collection points.

It is acknowledged that permanent bin storage areas located within or adjacent to open space are not a preferred solution and should not be regarded as setting a precedent for future

developments. Waste Services raised concerns regarding the storage points but were also keen to ensure that adequate space was available for waste and recycling collections to operate effectively.

Taking a pragmatic approach, the LPA considers that the development could not reasonably be resisted on these grounds alone. On balance, the submitted details provide an acceptable solution that enables waste to be collected from the adopted highway whilst ensuring that the necessary infrastructure is available to serve all dwellings on the site.

The developer will also be responsible for ensuring that prospective purchasers are made aware of the waste collection arrangements associated with their property. This is a matter for the developer and future residents and is not a material planning consideration.

Note to Applicant:

- A Section 59 & Section 278 of the Highways Act 1980 are required to be entered into with the Local Highway Authority. Any changes arising from these that are needed in the Highway Survey must be sent in to the LPA to apply to re-discharge the condition.
- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:
www.gov.uk/appeal-planning-decision

Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.

- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.