

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00021/DISCON
Applicant: Klara Crowley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North And South Of Lychgate Lane Burbage

Application to discharge conditions 14 (Construction Traffic Management Plan) 21 (Public Rights of Way) and 25 (Highway Conditions Survey) attached to planning permission 22/00739/FUL

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

Condition 14

Notwithstanding the approved Construction Traffic Management Plan, prior to the commencement of development, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include the following:

- Full details of construction site access / egress management arrangements;
- Construction traffic routing, including details of any traffic management measures proposed;
- provisions to be made for the parking (including staff parking) and turning on site of operative and construction vehicles (including for loading and unloading) during the period of construction; and
- layout of site compound including any office and welfare facilities.

The development shall be carried out in accordance with the approved CTMP for the duration of the construction period.

Received 2 June 2025

C14 CTMP (Updated) 794-PLN -WWP-00230-03f Construction Traffic Management Plan

C14 794-PLN-WWP-00230-04a Aston Flamville Technical Note

Condition 21

No development shall take place until a scheme and timetable for delivery for the treatment of Public Rights of Way footpaths V30 and U63 which pass through the site have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction (including any arrangements for a temporary diversion), fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the approved scheme and timetable.

C21 794-PLN-WWP-00230-01h PRow Management Plan (HBBC) - Received 16 July 2025

Condition 25

Prior to the commencement of development, arrangements for a pre-commencement and post-construction highway dilapidation survey of Lychgate Lane, along the agreed construction traffic route, shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include a plan for any remedial works and a timetable for their implementation. The construction of the development and any remedial works shall thereafter be carried out in accordance with the approved details and timetable.

C25, Pre-Commencement Highway Condition Survey – Parts 1 - 3

Consultees / Assessed by:

LCC Highways / Footpaths

Conclusion / Summary:

Condition 14

A Construction Traffic Management Plan Rev F and technical note were submitted in support of condition 14 which details how the applicant proposes to mitigate the impact on the highway during the construction period. The plan details how the applicant will provide wheel wash facilities to each part of the sites to assist in mud not being deposited on the highway when vehicles are leaving the site. There will be a compound on site where welfare facilities are to be located along with parking provision which will ensure that workers or visitors to the site have dedicated parking so as not to park on nearby roads and advises of a preferred construction route so as not to use roads that may cause issues. The Highway Authority considers that the CTMP meets their needs to ensure highway safety in accordance with adopted Site Allocations and Development Management Policies Development Plan Document (2016) Policies DM17 and DM18 and the National Planning Policy Framework (2023).

Condition 21

The Public Rights of Way Management Plan Rev H has been accepted by the Highway Authority. The plan identifies the scheme and the methodology of how the public rights of way will be affected during the construction. The submitted information details PRow diversions and temporary stopping up and a Management Plan which details supporting signage and information for any diversions or temporary stopping up that is implemented during the construction periods with details of fencing and widths and surfacing all of which will assist in protecting and enhancing the protect and enhance Public Rights of Way and access in accordance with Paragraph 105 of the National Planning Policy Framework (2024) and

Condition 25

The pre-commencement Highway Condition Survey submitted is not acceptable to the Highway Authority to enable condition 25 to be discharged as the Section 59 has not yet been agreed with. The LHA therefore they are not in a position to enable the survey submission acceptable for general interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

The applicant has confirmed to the LPA to determine the current application as a split decision, to enable the other conditions to be discharged formally.

The applicant has been working with the Highway Authority for the past 12 months to agree a Section 59 and once this has been completed the applicant has agreed to re-submit an approval of details reserved by condition application where Condition 25 could be determined positively.

Officer Recommendations:

Condition 13 CTMP – Discharge

Condition 21 Public Right of Way Treatment – Discharge

Condition 25 Highway Conditions Survey – Not discharged