

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00745/DISCON
Applicant: Ms Esther Wiles
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land South Of Sketchley Grange Hotel Sketchley Lane

Application to discharge conditions 10 (Electrical Vehicle Charging), 17 (Waste and Recycling Collection Points) and 21 (Electronic Communications) from Appeal Decision APP/K2420/W/22/3301735 relating to application 21/01131/OUT

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

Condition 10

No development shall commence above damp-proof course level until a scheme for provision of electric charging points to dwellings has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

C10 EVC Data Sheet – Received 20 August 2024

C10 EVC & Ducting Layout Plan – Received 1 August 2024

Condition 17

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the local planning authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

C17 Waste and Recycling Plan TGDP-SG-BH-CPL1 Rev G – Received 1 August 2024

Condition 21

Prior to the commencement of development, full details of a scheme for the provision of electronic communications networking to serve the development, including full fibre broadband connections (unless evidence is submitted to demonstrate this is not available for the site) to each dwelling, and a timetable for implementation, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and timetable.

C21 Cable Plan – Open Reach – Received 1 August 2024

Consultees / Assessed by:

Waste & Recycling
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 10

A layout plan has been provided that details where an electrical charging point will be located on each unit of the development and its associated ducting. The details ensure that each dwelling will have the facility to charge electrical vehicles in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17

A plan has been submitted in support of Condition 17 entitled Waste and Recycling Plan TGDP-SG-BH-CPL1 Rev G and has been reviewed by the Councils Waste and Recycling Officer. The details propose a suitable storage point to the rear of each of the dwellings and collection points either on the highway boundary where plots are adjacent to an adopted public highway or collection point for those plots located on private driveways. The Councils Waste and Recycling Officer is in acceptance of the scheme as the proposals are in line with the Council Waste and Recycling Policy for collection of waste at the adopted highways. Therefore, the condition is eligible to be discharged and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 21

A cable plan drawing from Fibre Nest submitted in support of Condition 21 details that each property of the development will have access to fibre optic broadband as it details where the proposed cabling will be located, together with the distribution and active cabinet locations will be. The details adequately demonstrate that connection can be made by future occupiers, once implemented and therefore in accordance with Paragraph 114 of the National Planning Policy Framework 2021.

Officer Recommendations:

Condition 10 Electric Vehicle Charging Points – Discharge

Condition 17 Waste & Recycling – Discharge

Condition 21 Electronic Communications - Discharge