

Jane Steel

From: David Spring
Sent: 25 October 2024 10:45
To: Planning Folder New
Subject: FW: Stapleton 24/00883/CONDIT
Attachments: 23-07-SCH02-Materials Schedule.pdf; 23 07 PL07 B - Plot 3 Revised - Aug 2024.pdf

From: Jane Tillotson <
Sent: 25 October 2024 09:47
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: Stapleton DOC - quick question.....24/00876/DISCON 21/01069/OUT , 23/00510/REM & 24/00883/CONDIT

Hi David,

I've attached the materials schedule again for ease plus the drawing which was sent in for the Section 73.
I don't think I really have anything else.
Does this suffice?

As for the description, can we add "Removal of condition 2" or words to that effect?
Whatever you think really. It won't make any difference to the builder to be honest!

If you need anything else please let me know.

Best Regards,
Jane

Jane Tillotson BA(Hons) BArch PGDip ARB
Senior Architect



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From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 24 October 2024 13:59
To: Jane Tillotson <jane@haywardarchitects.co.uk>
Subject: RE: Stapleton DOC - quick question.....24/00876/DISCON 21/01069/OUT , 23/00510/REM & 24/00883/CONDIT

Hi Jane,

I'm happy to include the materials in application 24/00883/CONDIT as Leslie suggested.

Currently the proposal is for 'Application to vary condition 1 of 23/00510/REM. Amendments to plot 3 to create a 5 bed dwelling'

Please send in all info we need to assess this and the new description you'd like for the CONDIT.

With thanks,

David Spring
Planning

From: Jane Tillotson <jane@haywardarchitects.co.uk>
Sent: 23 October 2024 11:09
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: FW: Stapleton DOC - quick question.....24/00876/DISCON 21/01069/OUT , 23/00510/REM & 24/00883/CONDIT

Hi Daivd,

Sorry to bother you but it looks like I need to contact you with regards to the section 73 application (please see Lesley's email below).

To be honest – I'm surprised to learn that I need to have the materials conditions discharged twice, separately, (on the RM and the OUT) but apparently I do,

Lesley seems to think that instead of needing to submit another DOC application I could ask you to include the material into the section 73 application instead to remove the condition from the REM application.

Would you be happy to proceed this way?

I've attached the document that Lesley signed off the Outline condition with, for info.

Thanks!
Best Regards,
Jane

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Senior Architect



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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Sent: 23 October 2024 10:34

To: Jane Tillotson <jane@haywardarchitects.co.uk>

Subject: RE: Stapleton DOC - quick question.....24/00876/DISCON 21/01069/OUT , 23/00510/REM & 24/00883/CONDIT

Hi Jane,

23/00510/REM

Condition 2 is outstanding for materials.

You can either submit a DoC (Discharge of Condition) application (fee and application) or you can ask David if you can add this to the Section 73 application (vary or removal of a condition application) that is currently in under consideration – reference 24/00883/CONDIT.

If added to the CONDIT application, you can provide the document you supplied for the DoC Application and he can just formalise the agreed materials in the condition, subject to the CONDIT being successful).
Adding it to the CONDIT is cheaper as no additional fee but still a risk as the application may not be approved (unless David can give you an indication of the outcome).
If a DoC is submitted, there will be a fee and application but will be determined asap. If 24/00883/CONDIT was successful then David will change condition 2 to the approved document in the DoC which will be linked to the REM

21/01069/OUT

Condition 8 is outstanding – Waste & Recycling

Condition 11 is outstanding – Detailed design of new footpath

Both the above conditions are required to be formally discharged and therefore need to be applied for, they can be applied for on one application subject to the supporting information being available to submit for BOTH conditions

I note that the Waste and Recycling plan is approved on the REM application and therefore just need to submit this document for the DoC.

Summary:

A DoC Application is needed for conditions 8 & 11 relating to the outline 21/01069/OUT

Condition 2 Materials is outstanding on the Reserved Matters Application – two options – add to Section 73 application (CONDIT) or submit a DoC application. Risks are detailed above however if you speak with David he maybe able to advise if the Section 73 Application is likely to be successful.

Hope this helps

KR

Lesley

From: Jane Tillotson <jane@haywardarchitects.co.uk>

Sent: 22 October 2024 14:44

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Subject: Stapleton DOC - quick question.....

Hi Lesley,

The developer would like to make sure there are no further complications and so I'm about to submit another DOC application for the Stapleton site, however, looking at your advice on the previous email (copied below for ease), I just want to be clear about what conditions and against what application number are yet to be formally discharged...

It looks like you are saying that if the condition is mentioned on both decision notices that we have to apply for its discharge twice – is that the case? So we have to submit again for materials?

And I'm not sure what you're asking me to do for the section 73 application with regards to the materials and a DOC?

I don't want to use the wrong refs or miss anything, so, would you be able to list each condition number which is still outstanding under a heading of each application number for us please, to make sure it's absolutely clear?

example:

24/xxx/OUT

Conditions 8,9 and 12 to be discharged

24/xxx/REM

Conditions 3&5 to be discharged.

This would be really helpful,
Thanks!
Jane

"Good Morning

Further to your application for approval of details reserved by condition, I am pleased to advise that the application has been determined. Please find attached your decision notice.

Updating the records I notice that Condition 8 Waste and Recycling provision is a pre-commencement condition and there is also a pre-occupation condition which are detailed below:

Condition 8

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.

{\b Reason:} To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Details for Condition 8 are covered in the reserved matters application Condition 7 see below – however you may wish to formally discharge on the outline so it doesn't delay any sales:

The development hereby permitted shall not be occupied until such time as the waste storage area has been implemented in accordance with the proposed Site Plan 23-07-PL02-B received 16th June 2023

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

*Notwithstanding the details shown on Hayward Architects Ltd drawing number: 21/85-01, Revision B, **the design elements of the proposed new footway on Ashby Road from the site access to tie in with the existing pedestrian infrastructure shall be submitted to and approved in writing by the LPA.** Thereafter the approved scheme shall be implemented prior to first occupation of any residential unit of the development hereby permitted.*

Reason: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2021).

An application for the design of the pathway should be submitted asap again so as not to delay any potential sales and you can add the waste and recycling for completeness.

23/00510/REM Decision Notice

As you are aware the materials condition has been duplicated on the reserved matters application and I would advise to add this to the Section 73 application currently in 24/00883/CONDIT so it doesn't get picked up by solicitors and again delay and potential sales. You can however submit a DoC which will

be determined swiftly due to materials already approved against the outline. If not formally discharged it may delay any sales if it is picked up by a solicitor during a sale, although it would be unlikely for Planning Enforcement to take any action, it may not satisfy solicitors or their buyers."

Jane Tillotson BA(Hons) BArch PGDip ARB
Senior Architect



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