

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00195/DISCON
Applicant: Dr James Ogle
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land West Of 1 Desford Lane Ratby

Application to discharge planning conditions 5 (Materials), 12 (Cycle Parking) and 19 (Lighting) of planning permission 20/00786/FUL

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

Condition 5

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

**Received 2 March 2023
C5 Materials Schedule**

Condition 12

The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.

**Received 2 March 2023
C12 Cycle Store Details**

Condition 19

No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

**Received 2 March 2023
C19 Plan P109-3224-SKE-C
C19 External Luminaires TS-001**

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer
LCC Ecology
Environmental Services

Conclusion / Summary:

Condition 5

A materials schedule has been provided that proposed a red blend brick with a pebble grey timber effect cladding weather board and a feature cladding weather board in Larch and feature beams together with an anthracite roof tile. Windows are proposed to be aluminium in anthracite (RAL 7012). The materials for the elevations will complement the design of the development and give a contemporary appearance as well as rural element with the cladding. The materials proposed will ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

A plan has been provided that details a cycle shelter for use which will assist in promoting travel by sustainable modes in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

Condition 19

LCC Ecology and Environmental Services have assessed the external lighting details. Environmental Services have advised that the proposed lighting luminaires are acceptable to ensure that any neighbouring residents to be affected. From an ecological point of view the proposed lighting will reduce the impacts of light spill outside of the site and timers are welcomed. The details therefore will ensure that the environment and local residents will be protected and minimise nuisance from artificial light in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 5 Materials – Discharge

Condition 12 Cycle Provision – Discharge

Condition 19 Lighting – Discharge