

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00866/DISCON
Applicant: Mr Paul Hamill
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: FP McCann Brascote Lane Cadeby

Application to discharge conditions 6 (External Lighting), 14 (Surface Water Drainage and Long-Term Maintenance), 15 (Surface Water Drainage during Construction), 16 (Landscape Management Plan), 17 (Materials) attached to planning permission 22/00420/FUL

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

Condition 6

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. 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.

Received 19 December 2023

C6 Lighting Specifications

Received 14 December 2023

C6 Additional Lighting Information

C6 Horizontal Luminance Indigo LED Glackin Electrics

Received 4 September 2023

C6 External Lighting Details

Condition 14

Notwithstanding the details already submitted, development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Assessment and Drainage Strategy dated April 2022 and details in relation to the long term maintenance of the sustainable surface water drainage system have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 30 November 2023

C14 & C15 Drainage Report Addendum

Received 4 September 2023

C14 & C15 Drainage Report (Drainage & Long-Term Maintenance & management Scheme & Surface Water Drainage during Construction

Condition 15

Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will

be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Received 30 November 2023
C14 & C15 ~Drainage Report Addendum

Received 4 September 2023
C14 & C15 Drainage Report (Drainage & Long-Term Maintenance & management Scheme & Surface Water Drainage during Construction

Condition 16

Prior to commencement of development, a Landscape Management Plan shall be submitted and approved in writing by the local planning authority. The Landscape Management Plan shall include full details of soft landscape works including the woodland planting. Details shall include:

- a) Planting plans
- b) Written specifications
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- d) Implementation programme

The plan shall also include details of long-term objectives, management responsibilities and maintenance schedules for all landscaped areas.

The agreed details shall be carried out in accordance with the approved details at all times thereafter.

Received 21 February 2024
C16 Landscape Management Plan (LMP) Rev C 2024

Condition 17

Prior to the commencement of the development, details of the types and colours of materials to be used on the external elevations of the proposed structures shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those approved materials.

Received 4 September 2023
C17 External Materials Details

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer
Tree Officer
LCC Ecology
Environmental Services
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 6

Proposed lighting details have been submitted that detail the proposed external lighting across the site, together with the specifications. Both LCC Ecology and Environmental Services have assessed the details and they have been found to be satisfactory as they

ensure that light spillage is minimised from the site to protect the character and appearance of the countryside and the amenities of the occupiers of neighbouring residential properties in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14

Drainage details have been submitted that detail the proposed drainage scheme for the site, along with an addendum that details the maintenance schedules for the attenuation basin and the drainage scheme. The details have been reviewed by the LLFA and the Councils Drainage Officer. Both consultees have advised that the details submitted are satisfactory as the details demonstrated that the development is provided with satisfactory means of surface water drainage to prevent flooding and minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

Drainage details have been submitted that detail how they propose to address the drainage during the construction period which have been reviewed by the LLFA and the Councils Drainage Officer. The details have been found to be acceptable as it ensures that the development during construction has a satisfactory means of surface water drainage to prevent flooding and minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 16

A landscape management plan has been submitted and assessed by the Councils Tree Officer and LCC Ecology. The details include the proposed landscaping scheme which is to enhance biodiversity and provide screening to the development. The details include how the landscaping areas will be managed and maintained in perpetuity. Revised details were submitted following LCC Ecology visiting the site which now ensures they propose to provide the maximum enhancements that are possible to the site. Therefore the condition is eligible for discharge as the details will help to screen and enhance the appearance of the development and to protect the character and appearance of the countryside and the amenities of the occupiers of neighbouring properties, enhance biodiversity and ensure that the soft landscaping works are carried out within a reasonable time period to accord with Policies DM4, DM6 and DM10 of the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

Condition 17

An external Materials details have been submitted that detail a steel frame with precast concrete wall panels to 3m, with upper elevations with a painted steel profile sheets with cladding installed on walls to provide natural light, Roof clad to be coated in goosewing grey. Gutters downpipes are black and flashings to curing chambers. Exposed steel and doors are in cornflower blue. The details demonstrate that whilst a colour is used it is minimal and to differentiate elements of the building and the remaining to be grey which will over time dull down to ensuring that the development satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 8 External Lighting – Discharge

Condition 14 Surface Water Drainage and Long-Term Maintenance – Discharge

Condition 15 Surface Water During Construction – Discharge

Condition 16 Landscape Management Plan – discharge

Condition 17 Materials – Discharge

