

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00090/DISCON
Applicant: Mr James Watson
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: Oak Tree House Hinckley Fields Farm Rogues Lane

Application to discharge condition 7 (Hard and Soft Landscaping including Boundary Treatment) attached to planning permission 23/00726/FUL

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

Condition 7

Prior to first use of the development hereby approved a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, shall be submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 31 March 2024

C7 Landscape Plan Drg No. WAT/LS/01 Rev B

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 7

The proposed hard and soft landscaping details a new native hedge adjacent to the new store to help mitigate/soften the appearance together with a wildflower area behind the store to enhance biodiversity. A gravel topped permeable paving is detailed to the store. Existing post and rail fencing together with the established hedge will remain to the site as shown and existing established planting around the existing pond. The proposed hard and soft landscaping will be implemented prior to the use of the POV and machine store. The details demonstrate that with additional planting, additional biodiversity will assist and enhance the interests of protecting the intrinsic beauty and character of the countryside in accordance with Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 7 Hard & Soft Landscaping – Discharge