

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition(s) Decision Notice
Conditions 3, 4, 6 and 7 Discharged
Condition 9 Partially Discharged

Name and Address of Applicant

Mrs Rebecca Rumble
MAC Developments
36 Station Road
Stoke Golding

Name and Address of Agent (if any)

Richard Davies
Hayward Architects
Ground Floor
19 Station Road
Hinckley

Part I – Particulars of Application:

Application Ref: 26/00128/DISCON

Proposal: Application to discharge Conditions C3 (Materials), C4 (Landscaping), C6 (Tree Protection Plan), C7 (Tree Replacement) and C9 (WSI) attached to planning permission 23/00483/FUL.

Location: 36 Station Road, Stoke Golding

Part II – Summary of Decision:

The details submitted with conditions 3, 4, 6, and 7 are ACCEPTABLE and the conditions are hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the conditions. Condition 9 is PARTIALLY DISCHARGED subject to the submission of further information:

The condition and supporting details submitted to apply for the discharge of condition:

Condition 3 – Approved materials

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 dwelling 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.

Reason: *To 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) and Policy SG15 of the Stoke Golding Neighbourhood Plan.*

Condition 4 - Landscaping

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been 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.

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) and Policy SG15 of the Stoke Golding Neighbourhood Plan.

Condition 6 – Tree Protection Plan

Before any development commences on the site, including site works of any description, a Tree Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

Condition 7 – Tree Replacement

Within one month of the removal of the trees as identified in the submitted Tree Survey (CBE Consulting, July 2023); details of replacement trees, including their location, shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted in accordance with the approved details in the next available planting season (October to March). The trees 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.

Reason: To ensure that replacement trees are planted on site in the interests of protecting the amenity of the conservation area in accordance with Policy DM11 and DM12 of the adopted Site Allocations and Policies Development Plan Document (2016).

Condition 9 - WSI

No development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: *To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).*

Information Submitted

C3, Proposed Elevations, Drg No. 22-62 16F
C4, Proposed Site Plan, Drg No. 22-62 17F
C6, Tree Survey Plan
C7, Tree Replacement
C9, Written Statement of Investigation

Consultees:

- HBBC's Arboriculture Officer – has confirmed Conditions 6 and 7 can be discharged.
- HBBC's Conservation Officer – has confirmed Conditions 3 and 4 can be discharged.
- LCC Archaeology Officer – has confirmed the partial discharge of Condition 9, subject to a satisfactory completion report being received by the Local Planning Authority.

Summary:

Condition 3

The proposed materials include a white external render finish, brickwork to the chimney in 'Ibstock Etruria Mixture', and uPVC wood effect window frames, finished in Heritage White. The roof is to be finished with Spanish Cupa Pizarras tiles, while the entrance canopy frame is to be constructed in oak. A timber finish is also proposed for the garage door. The materials provide an acceptable material palette that complements the surrounding area. Although the use of light-coloured render would ordinarily be resisted in semi-rural locations, given the dwelling benefits from minimal visibility, even in the Winter months, this drawback is significantly mitigated. The proposal therefore accords with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document and Policy SG15 of the Stoke Golding Neighbourhood Plan.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Condition 4

The proposed external works include the use of Cotswold stone chippings to the driveway and Kandla Grey Indian stone paving slabs to the hardstanding areas. Soft landscaping is to be provided in the form of a privet hedge to the north and west boundaries. Further boundary treatments include a 1.2m high timber post-and-rail fence and a 1.8m high timber close-boarded fence, to the north and west boundaries. The landscaping is seen to complement the main dwelling and the wider area and accords with the guidance of the Good Design Guide. The proposal, therefore, accords with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Conditions 6 and 7

The submitted documentation for both conditions 6 and 7 has been assessed by the necessary consultees, who has confirmed they meet the required standards.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Condition 9

Groundworks Archaeology have provided a Written Scheme of Investigation (WSI). On the completion of the investigation, a report will be produced detailing the results of the archaeological investigation. The report will consist of a narrative supported by illustrations and photographs.

Leicestershire County Council (LCC) Archaeology welcomes the submission of the Written Scheme of Investigation (WSI) and confirms that it sets out a satisfactory programme of archaeological work that will meet the requirements for investigation of the site.

Historic & Natural Environment Team (HNET) requests that they are kept informed of the investigation timetable and any significant archaeological findings and notes that fieldwork may be monitored on behalf of the planning authority. Any significant variations to the agreed programme will require prior approval from HNET. Upon completion of the archaeological works, including fieldwork, reporting, and archiving, HNET will advise the planning authority and recommend discharge of planning condition 9.

Following the conclusion of the necessary archaeological programme (fieldwork, report preparation and archiving), LCC Archaeology will advise the planning authority accordingly, and recommend discharge of the outstanding planning condition 9.

Therefore, Condition 9 will be partially discharged within this application, and discharged fully upon submission of the final archaeological report.

The condition is hereby PARTIALLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Date: 17th April 2026

C. Brown.

Christopher Brown MRTPI
Head of Planning