

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00450/DISCON
Applicant: Aldridge & Glenn
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 20 Coventry Road Burbage Hinckley

Application to discharge conditions 3 (Materials), 5 (Boundary Treatment), 7 (Waste and Recycling) attached to planning 22/00355/REM

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

Condition 3

No development above foundation level shall commence on site until representative details 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.

Application Form details - Red Brick ,Grey Tile

Condition 5

No development above foundation level shall take place until a detailed plan (or plans) indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed in full accordance with the approved details prior to the first occupation of the dwelling to which it relates.

Received 9 May 2023

C5 & 7 - Boundary Treatment 7 Waste Recycling Areas - Drg No. 22.11.06

Condition 7

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.

Received 9 May 2023

C5 & C7 - Boundary Treatment 7 Waste Recycling Areas - Drg No. 22.11.0

Consultees / Assessed by:

Waste and Recycling
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

The application form details that a red brick and grey tile will be used for the materials to the development however, no names of the bricks or tiles have been forth coming and no samples as indicated have been provided at the offices at HBBC despite various reminders.

Therefore the LPA has concluded that they do not have sufficient detailed information to make an assessment as to whether the proposed materials are acceptable so 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 therefore the condition is not discharged

Condition 5

The boundary plan submitted in support of Condition 5 details a 1.2-meter wall to the front of the property along with identifying the access to the new dwelling up to the elevation where it will be a 1.8m high concrete post and featheredge timber fence with gravel boards to the base. The left hand and rear boundaries are to remain as existing. The details provided demonstrate that adequate boundary treatment is provided to safeguard the visual amenities of the area, the amenities of the future occupiers of the dwelling and the occupiers of adjoining properties and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

A plan details a storage area to the rear of the development and a collection point to the front of development behind the low level brick wall adjacent to the highway boundary. The details ensure that the waste and recycling team have the relevant access to collect and the bin storage area 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).

Officer Recommendations:

Condition 3 Materials – Not Discharged – Sufficient information not provided.

Condition 5 Boundary Treatment – Discharge

Condition 7 Waste & Recycling – Discharge