

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01156/DISCON
Applicant: Mr Malhi
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: White Hill Whitwick Road Copt Oak

Application to discharge conditions 3 (Landscaping Scheme) attached to planning permission 23/00650/HOU

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

Condition 3

Within two months of the date of this planning permission, a detailed scheme of soft landscaping works of additional native species planting to infill the gaps within the remaining highway boundary tree/hedge line, including an implementation programme and long-term maintenance programme, shall have been submitted in writing to the local planning authority for the written approval of the local planning authority. The scheme shall then be carried out and subsequently maintained in full accordance with the approved landscaping scheme, implementation programme and long-term maintenance programme at all times thereafter.

Received 1 December 2023

C3 Detailed Landscape Proposals Drg No. 23-106-P-001

C3 Long Term Management Plan Ref 23106 / DP / LMP001

Received 1 February 2024

C3 Implementation 23106-DP-LP Rev A

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A soft landscaping scheme has been provided that details the additional native species to be planted in the infill areas of the development along with a long term management programme for the landscaping to ensure its longevity. An implementation programme has been submitted that shows that the scheme will be implemented within 8 months following the discharge of condition. The details ensure that the works are carried out within a reasonable time period and thereafter adequately maintained to protect and enhance the rural character and appearance of the site and surrounding area within the Charnwood Forest and National Forest in the interests of visual amenity and to ensure that the development results in a satisfactory external appearance in accordance with Policies M1, M2, and M10 of the 'made' Markfield neighbourhood Plan, Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overarching principles of the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 3 Landscaping Scheme - Discharge