

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01235/DISCON
Applicant: Mr And Mrs Garnett
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Help Out Mill Restaurant Shackerstone Lane CV13 0BT

Application to discharge Condition 5 (Waste) and condition 6 (SUDs) of planning application 22/01049/FUL

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

Condition 5

The development hereby permitted shall not be first used until such time as the scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 22 December 2023

C5 Waste Plan (Waste Plan (504)-2219-GWP-01-00-DR-A-(PA))

Condition 6

Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Rev 3 (submitted: 17.11.2023) has been submitted to, and approved in writing, by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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C6 (504)-2219-GWP-01-01-DR-A-(00)-0005_Proposed Floor Plans -P09.

C6 (504)-2219-GWP-01-00-DR-A-(00)-0003_Existing Floor Plans-P04

C6 Nautilus 400 flood barrier

C6 Drybase DPM Data Sheet

C6 Dryzone Damp Resistant Plaster Data Sheet

C6 Flootite WC Panseal

C6 HOM-FRAM-REV 03 Extract

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C6 Drainage Plan (504)-2219-GWP-01-01-DR-A-(PA)

Consultees / Assessed by:

Drainage Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 5

Plan (504)-2219-GWP-01-00-DR-A-(PA) details a bin storage point that will be enclosed immediately adjacent to the new development with a 1.7m timber painted fence/gate in an external storage area. The collection point is shown along to the end of the driveway which is adjacent to the main access on Main Road. The collection point demonstrates that the

Councils Waste and Recycling terms within their policy have been met as they can be collected from the highway boundary and that a sufficient storage point has been provided so that the bins do not always reside next to the highway boundary at all times. Once implemented the proposed bins storage and collection points will satisfactorily support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

Condition 6

A drainage plan has been submitted that details a drainage scheme and supporting documents to show that the proposals are also in line with the Flood Risk Assessment and the mitigation requirements. The Council's Drainage Officer has assessed the details, and they are sufficient to discharge the condition as they demonstrate that development will when implemented in full provide a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 5 Waste & Recycling – Discharge

Condition 6 Surface Water Drainage System – Discharge