

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00986/DISCON
Applicant: Prestons Contracting
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Holywell Farm Desford Lane Ratby LE6 0LE

Application to discharge planning conditions 8 (Public Right of Way Treatment) and 9 (Landscape Screening) relating to permission) 24/00485/FUL

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

Condition 8

The development shall not be brought into use until a scheme for the treatment of the Public Right of Way has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for signage, and management during construction in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

C8 & C9 Site Plan with Detailed Entrance 2 – Received 4 December 2024

Condition 9

Prior to first use of the site for the hereby approved storage of drainage materials and associated trade counter (Class B8), a landscaping scheme shall be submitted to in writing and approved by the Local Planning Authority. The scheme shall provide details of landscaping enhancements to further screen the external storage areas and enhance the character of the countryside.

C8 & C9 Site Plan with Detailed Entrance 2 – Received 4 December 2024

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 8

The submitted plan details signage that will be implemented in a satisfactory location so as to adequately warn vehicles accessing the site of potential pedestrians, horse and riders and cyclists along this public right of way together with approved "Warning" and "Look Right" signs. Temporary anti climb fencing and gate will be installed either side of the bridleway which will only be opened upon vehicles leaving or entering the site. The gates will be in operation for the duration of the development by a member of the construction team as and when required. The gates will remain closed when vehicles are crossing where temporary signs will be erected on the bridleway to advise of construction traffic. The details have been assessed by the County Highway Authority who consider them to adequately demonstrate how they propose to protect and enhance the Public Rights of Way during and after construction in accordance with Paragraph 104 of the National Planning Policy Framework 2023 and Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

A plan details a new hedge to be implemented along the full North boundary, including an internal road that allows views of the external storage area that is required to be mitigated. The hedge will

consist of native species which will be planted in two staggered rows with a 300mm between each plan which will eventually be maintained at a height of 2m and 1m on corners. The details provided, once implemented, demonstrate that the screening will be sufficient, over time that the visual amenity of the area is safeguarded, which will also enhance the biodiversity and character of the countryside in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 8 PRow Treatment - Discharge

Condition 9 Enhanced Landscape Screening - Discharge