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Chief Executive

Please Ask For: Lesley Keal
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Your Ref:
Our Ref: 11/00431/FUL
Date: 15 April 2015

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Chris Gunby
Henry Mein Partnership
12 Clarendon Street
Nottingham
NG1 5HQ

Dear Mr Gunby

Discharge of Condition Application to Planning Permission: 11/00431/FUL
DESCRIPTION: DEMOLITION OF NO. 84 AND 86 MAIN STREET AND BUILDINGS TO REAR OF 78 AND ERECTION OF 6 NEW DWELLINGS AND 4890 SQUARE FOOT OF RETAIL.
LOCATION: The George Inn 78 Main Street Markfield

We refer to your application for approval of details reserved by condition, and we are able to provide you with a response as set out in the table overleaf for the outstanding conditions that you have now provided information for.

I hope that the table of information clarifies where we are at with the application. Condition 22 remains outstanding for the lighting. Please read the details provided by Environmental Services some time ago and provide the information requested to enable the Condition 22 to be discharged.

Yours sincerely

Lesley-Anne Keal
Compliance and Monitoring Officer

Condition	Requirement	Details submitted	LPA response
Condition 3	Representative samples of the types and colours of materials to be used on the external elevations of the proposed retail store and dwellings.	Drawing no. 6671T08 Proposed Store Elevations **Brick** Residential – Ibstock Nostell Priory Red Retail – Ibstock Nostell Priory Red **Timber** NoRclad Microshades European Redwood finished naturally **Steel** Eaves, verges, fascias – RAL 9010 20% gloss (white) Steel columns – RAL 9005 (black BS 00 A 05) **Roof** Retail – Euroclad EUROSEAM standing seam roof RAL 9006 Restaurant – slate reclaimed from site Residential – Marley Eternit Edgemere inter-locking slate smooth grey **Gutters & RWP's** Retail – black aluminium Residential – black plastic on galvanised steel rise and fall brackets **Roof vents** Retail – Monodraft Windcatcher with sola-boost in Grey, BS 00 A 05 or RAL 9006 to match roof **Doors & windows** Shop front windows – RAL 9010 20% gloss Shop front doors – Frames to be Goosewing Grey BS 00 A 05, doors to be RAL 9010 20% gloss Doors to rear of house – steel doors, Goosewing Grey BS 00 A 05 Residential – timber boarded front door with glass panel treated with a light stain. Rear doors and side lights to be glazed and treated to match front door. Windows painted timber in white. **Bollards** Glasdon Neopolitan 20 Guardsmen Anti-Ram bollard, black with white strips	The previously approved materials and those amended by letter and submission dated 5 March 2013 are considered **acceptable**. **Scheme must be fully implemented and maintained in accordance with approved details.**

		Render Restaurant – to match existing, painted white with brick detailing, eaves quoins and banding left exposed Residential – sand/cement smooth finish painted Almond White **Canopies** Retail – frame soffit and fascia RAL 9010 20% gloss Residential – painted timber, lead flashings and tiles to match roof. **Boundary fencing** Site – existing close boarded fence Residential – new close boarded fencing 1.8m high with gates to match. **Roof light** Roofglaze system **Trolley bays** Shelter - RAL 9006 Adj entrance – RAL 9006 Silver Protection – McCue Stainless Steel	The previously approved materials and those amended by letter and submission dated 5 March 2013 are considered **acceptable**. **Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 4	Demolition shall not be undertaken before a contract for carrying out of the works of redevelopment of the site has been made and agreed with the LPA and full planning permission has been granted.	To be complied with.	No response, awaiting notification of contractor.
Condition 5	Timetable for the scheduling of demolition and construction works.	Timetable for retail detailed in letter dated 16.07.12. Site Logisitic and Phasing Plans Doc MCS/MF/CP001	Development should not commence until all pre-commencement conditions are approved. Following consultation with Barry Whirrity, Phasing Plan considered **Acceptable**

Condition 6	Full details of the window and door style, reveal, cill, header treatment and materials of construction.	Materials as per materials schedule listed in Condition 3. Drawing no. 6671 P 51 Pub Window Details Drawing no. 6671 P 52 Residential Details Drawing no. 6671 P 53 Residential Details Drawing no. 6671 P 55 Store Details Drawing no. 6671 P 56 Store Sections Drawing no. 6671 P 57 Store Sections	Following consultation with Conservation Officer the details are considered **acceptable**.
Condition 8	Existing and proposed ground levels of the site, and proposed finished floor levels.	Drainage Layout, drawing no. 12330/100E	Details **acceptable**.
Condition 10	Full details of both hard and soft landscape works.	Drawing no. 6671 P 50 Landscaping Plan. Further details listed in letter dated 16.07.2012. Amended details received 5 March 2013; Drawing no. 6671 T06D Drawing no. 6671 T50C	Following consultation with Green Spaces the details are considered **acceptable**.
Condition 12	Full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing).	As per Condition 3 and 6.	Following consultation with Conservation Officer the details are considered **acceptable**.
Condition 13	Construction management plan, including wheel cleansing facilities and vehicle parking facilities.	Contractor to provide method statement once appointed. Site logistics and Phasing Plan Doc MCS/MF/CP001	No response, awaiting submission. Sent to Dominic Young for consultation
Condition 15	Scheme for targeting and utilising local people for construction employment.	Letter from Midlands Co-operative Society Ltd dated 18.07.2012.	Details considered **acceptable**.

Condition 17	Details of the method of constructing the areas of car parking beneath the canopy of the T1 and T8 Ash Trees.	Drawing no. 6671 P 50 Landscaping Plan. Drawing no. 6671 T 50B	Following consultation with Tree Officer, the details are **acceptable**. The revised parking layout is outside the identified root protection areas and therefore there is no requirement for a 'no-dig' construction.
Condition 20	Existing vehicular crossings shall be reinstated to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.	Specification for External Paving for MCS Markfield Typical Highway Construction Details – 12330/102 Drainage Layout – 12330/100C Further information received 20.11.2012 Drainage Layout – 12330/104 Further information received 07.01.2012 Drainage Layout – 12330/104B	Response LCC Highways 23.11.2012, condition can not be discharged until details for a S184 Agreement submitted. Response LCC Highways 07.01.2013, technical approval has been granted. The submitted detail is **acceptable**.
Condition 21	Details of an acoustic fence to be provided along the southern boundary of the site.	Drawing no. 6671 P 54 Acoustic Fence. Background Noise Survey, prepared by Acoustic Associates Leicestershire dated 8 April 2011. Reflective Sound Screens to be 2m high, 18mm thick, at least 10Kg/m2 surface density. Site Plan – 6671T06 A	Following consultation with Environmental Health, the details are considered acceptable. **Scheme must be fully implemented and maintained in accordance with approved details.**

Condition 22	Details of all external lighting, including a layout plan together with beam orientation and a schedule of equipment proposed in the design of the lighting including luminaire type, mounting height, aiming angles and liminaire profiles.	Indicative details of external lighting. Drawing no. P109-2098-A Holophane Plan Dwg No P109-2098-A	Following consultation with Environmental Health the details are currently unacceptable. Indicative details only have been submitted with a statement that final details will follow from contractor. I shall comment on final details. For note, the indicative plan does not relate very clearly to the site and boundary. This should be clearer on final submission. Awaiting final submission from contractor. Response from Environmental Health received 16.10.2013 "No detail has been submitted for the external lighting of the store itself. I am particularly focussing on the lighting of the external plant/bin storage areas and delivery areas. Such lighting may influence levels across boundary and so effects will need to be included within the lux levels detailed on the attached across the site. I am concerned over the predicted levels around XA3 and XA2 in the rear garden of 15 Poplar Avenue. Can these be reduced at all? In addition, are the lights going to operate at the same level throughout the night or will some be turned off. Turning certain lights off when the store is closed is likely to reduce impact during sensitive times. Sufficient information has therefore not been received to discharge this condition." **15/04/15 Condition remains outstanding**

Condition 24	Scheme for the provision of refuse and recycling storage and collection.	Drawing no. 6671 P 58 Details as per letter dated 16 July 2012 Landscaping Plan – 6671T50 B	Following consultation with Waste Minimisation the details are currently unacceptable. Houses off the car park to the store will be off the adopted highway and will require a collection point at the highway boundary. The collection point is not shown. Awaiting response Waste Minimisation. Waste Minimisation Comments 28.10.14 There is now a collection area near to Main Street, marked at 'bins'. I also went out to this site the other week to check the size was correct for the number of properties. So yes this meets our criteria. We heard that residents were starting to move in about a week ago. So we've notified our crews not to go into the car park, since all bins will be in the dedicated area. Following comments from Waste Minimisation the details are considered acceptable. **Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 26	Scheme for protecting nearby dwellings from noise from the proposed development.	Background Noise Survey prepared by Acoustic Associates Leicestershire dated 8 April 2011. Contractor to provide further details. C26 – details submitted regarding chiller	Following consultation with Environmental Health the details are currently unacceptable. Only the background noise report as previously submitted on application has been provided. Awaiting further submission from contractor. Following consultation with Environmental Health, the details now provided are considered **acceptable.** **Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 27	Full details of the measures to address crime and terrorism, with particular regard to CCTV.	Complete CCTV coverage of the site through wall mounted CCTV. Anti-ram bollards as detailed for Condition 3 in front of retail entrance. Details submitted 17 March 2015 & CCTV2 26 March 15	The proposal will see the removal of existing CCTV and impact upon the coverage on Main Street. Please provide a site plan to show the positioning of the CCTV which should seek to replace the existing three cameras facing Main Street. Following details submitted 17 March and 26 March 2015 for the CCTV these details are considered acceptable. **Scheme must be fully implemented and maintained in accordance with approved details.**

REFERENCE: 11/00455/CON

Condition No	Requirement	Details submitted	LPA response
Condition 2	Demolition shall not be undertaken before a contract for carrying out of the works of redevelopment of the site has been made and agreed with the LPA and full planning permission has been granted.	No details submitted	No response, awaiting details of contractor and signing of contract.
Condition 3	Phasing scheme, which shall include a timetable for the scheduling of demolition and construction works for each phase.	As per letter dated 16 July 2012.	Development shall not commence until all pre-commencement conditions are approved.
Condition 4	Construction management plan, including wheel cleansing facilities and vehicle parking facilities.	Contractor to provide method statement	No response, awaiting details from contractor.