

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Elliott Harding
C/o Mr Simon Oakley
Oakley Architects Ltd
2B Hillwood Road
Sutton Coldfield
B75 5QL

Details of Application:

Application Ref: 25/00076/DISCON
Proposal: Application to discharge conditions 3 (Land Contamination Investigations), 13 (Pedestrian path widening scheme), 21 (External Lighting), 23 (Electric Vehicle Charging), 25 Travel Pack) and 28 (Retaining walls - External Finishes) attached to planning permission 23/01201/CONDIT
Location: Ashby House Hill Top Farm Hill Top Earl Shilton

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED** or **DISCHARGED**, these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support condition 3 are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** to enable the works on site to commence:

Condition 3

The development approved by this permission shall be commenced in accordance with the land contamination investigation submitted and approved under application 23/00802/DISCON. Any remediation works so approved shall be carried out prior to the site first being occupied. Once the approved mitigation and remediation works have been installed details of this shall be submitted to and approved in writing by the Local Planning Authority.

Received 31 January 2025

C3 Updated Ground Gas Risk Assessment prepared by Soiltechnics ref: STW6847-R01-Rev A, dated December 2024.

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details:

Condition 13

No part of the development hereby permitted shall be occupied until such time as details of a scheme to widen the pedestrian footway to a minimum of 2.0 metres between the site access and the junction of Leicester Road/ Hill Top/Church Street has been submitted to the Local Planning Authority and

agreed in writing. Thereafter the approved scheme shall be implemented in full prior to occupation of any dwelling.

Received 31 January 2025

C13 - LCC Letter - Section 38 RN-MP-P4026-B

Received 5 February 2025

C13 HTF-PPC-00-XX-DR-C-2100 P06 S278 General Arrangement (Cond 13).

Condition 21

No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Received 31 January 2025

C21 - External Light for Houses and Bungalow

C21 & 23 - External Works - 202305 01P

C21 - Proposed lighting design drawing P4026-B

Received 5 February 2025

C21 - Lighting calculation P4026-B

C21 New Dev letter. Section 38 RN-MP-P4026-B (Cond 21)

Condition 23

No development shall commence above foundation level until a scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full details of the location fitting and timetable for installation of the units.

Received 31 January 2025

C23 EV Charger

C23 EV Charger MP01 Mounting Post

C23 EV Charger MP01 Mounting Post Photo

Received 5 February 2025

C23 Email - EVCP - Hill Top Farm Earl Shilton Installation confirmation

Condition 25

Prior to the occupation of the first dwelling, a Travel Pack informing residents what sustainable travel choices are in the surrounding area shall be submitted to and approved in writing by the Local Planning Authority. The agreed Travel Packs shall then be supplied to purchases on the occupation of each dwelling.

Received 27 March 2025

C25 Earl Shilton Travel Pack March 25

Condition 28

Notwithstanding the approved plans, prior to the construction of any retaining walls details of their external finishes and appearance shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the retaining walls shall be constructed in accordance with the approved details and retained as such in perpetuity.

Received 31 January 2025

C28 - External Materials Schedule

Important Notes.

Where conditions have been PARTIALLY DISCHARGED for commencement purposes, verification/validation/final details should be submitted to the Local Planning Authority and apply to be FULLY DISCHARGED. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme being carried out strictly in accordance with the approved details:

A handwritten signature in grey ink that reads "C. Brown."

Date: 12 May 2025

Christopher Brown MRTPI
Head of Planning