

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01169/DISCON
Applicant: Jenny Brader
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Land Adj to Phase 8 Playing Pitches - Application to discharge Conditions 11 (Boundary Details- Walls, Fences, Railings and Gates) and 12 (Levels) on decision notice 15/00188/OUT relating to 23/01139/REM)

Conditions and supporting details submitted to apply for the conditions to be discharged for Land Adj to Phase 8 Playing Pitches

Condition 11

No development shall commence, in any phase, unless and until details of all proposed walls, fences, railings and gates for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and no building shall first be occupied until the boundary treatments associated with that building have been installed, unless otherwise agreed in writing with the Local Planning Authority.

Received 28 August 2024

C11 DE_155_SP_001-Rev F Landscape Masterplan

Received 9 July 2024

C11 & C12 DE_155_SP_003-Landscape Sections

C11 & C12 Supporting cover Letter

Condition 12

No development shall commence, in any phase, unless and until such time as the existing and proposed ground levels of the site and proposed finished floor levels for that phase have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with approved details.

C12 Sports Pitch Levels M1100-EN-261F – Received 1 August 2024

Received 9 July 2024

C11 & C12 DE_155_SP_003-Landscape Sections

C11 & C12 Supporting cover Letter

Consultees / Assessed by:

Green Space Manager

Compliance & Monitoring Officer

Case Officer

Conclusion / Summary:

Condition 11

The application is to approve boundary details to the proposed sports pitches located adjacent to Phase 8. The proposed boundary details have been assessed by the Green Space Manager Ian Pinfold as HBBC will be taking the sports pitches for adoption and the Compliance & Monitoring Officer together with liaison with the Case Officer allocated to 23/01139/REM (which is the reserved matters application for the playing pitches and pending consideration). The boundaries to the proposed playing pitches site are predominantly grassed edges lined with appropriate species of trees and open pathways.

The site is surrounded by existing natural hedgerows and ditches located outside the red edges of the site but have no reason to be removed. The area in which the sports pitches are located are to be kept open for use and don't require any hard boundary details to keep the site enclosed or any barriers required to avoid access out of the site. Where necessary bollards and removable bollards will be installed to restrict access for unwanted vehicles and knee rail to proposed community area until the area is developed. The development proposes new hedgerows between the school sports pitch and hard outdoor PE area to provide a soft boundary in this location that will over time create privacy to the school playing area. A hedge between the vertical and horizontal pitches are proposed to create a soft boundary treatment which helps to naturally distinguish the pitches and pathways. The proposed boundary details provide a suitable boundary round the sport pitch area which will enhance the existing hedges which are beyond the site boundary and create a wider biodiversity buffer to compliment the development in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

Sports pitch levels and sections plans have been provided to show the existing and proposed levels of the playing pitches. The details have been assessed alongside the reserved matters application 23/01139/REM with the Case Officer for the sports pitches which is also pending consideration, The Councils Green Space Manager has also reviewed the levels and are found to be acceptable. The details provided have no particular areas of concern about surface depressions and excessive undulations. However, this would be subject to how the levels are achieved at the construction stage of the pitches to ensure that acceptable preparation of topsoil depths across the pitches to alleviate future depressions occurring across the proposed levels of the pitches is ensured which will be either covered by the reserved matters application or through a condition imposed on the decision notice. The proposed levels once implemented correctly will provide a satisfactory area for the use of sport and ensures that the site has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Boundary Treatments - Discharge **Land Adj to Phase 8 Playing Pitches**

Condition 12 Levels – Discharge **Land Adj to Phase 8 Playing Pitches**