

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00712/DISCON
Applicant: Mr T Hubbard
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land South Of Bonita Bullfurlong Lane

Application to discharge conditions 3 (Materials), 10 (Landscaping), 11 (Waste and recycling) attached to planning permission 24/00117/FUL

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Additionally, prior to the commencement of development above foundation level, details outlining:

- The brick manufacturer, bond and course
- The reveal depth and architectural detailing of windows and main door
- The colour and materials of rainwater goods

shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with these approved details.

C3 Materials Schedule and Hard surfacing Rev A - Received 13 August 2024

Condition 10

No development above foundation level shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or are seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified by the Local Planning Authority.

Received 13 August 2024

C10 & C11 Landscaping & Bin Stores - Drg No. ROC\813\PD\009 Rev A

C10 Block Plan showing red edge of the site for boundary purposes to the front

C3 Materials Schedule and Hard surfacing Rev A

Condition 11

No development shall take place until a 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 13 August 2024

C10 & C11 Landscaping & Bin Stores - Drg No. ROC\813\PD\009 Rev A

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A schedule of elevation materials comprises of a Cassandra Multi which will be laid "stretcher bond" style with chalk white render, blue engineering brick with a Redland duo plain rustic black roof tile with fascias, agate grey UpVC and black rainwater goods. Flush Sash windows heritage style in RAL 7038 (Agate Grey) will be used for the windows and external doors. The materials are of a high quality and will ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 2 of the Burbage Neighbourhood Plan (2021).

Condition 10

A landscaping plan has been submitted that details at least a 5m tarmac to the driveway followed by granite cobbles which are detailed in the materials schedule. Permeable tarmac to the units and private driveways is detailed within the development. A post and rail with hedge planting and trees is proposed to the south of the site which continues to the rear of the site. A new 1.2m post and rail fence is proposed along the rear of the site (plots 2 & 3) together with boundary screen planting and trees. The west side of the site will be the retained hedge and extended where necessary with existing panel fence to remain between the property Bonita and the new development. Within the site the front of the units are to be grassed with resin footpaths together with tree and shrub planting to each plot creating a soft appearance within the site. The rear of the properties will have a Bradstone paving in natural sandstone and grassed with 1.8m fencing between plots for privacy. A red edge plan was provided to visualise the front of the site to what is within their control and what is not. The hard and soft landscaping scheme will be completed on the development prior to final occupation. The LPA is of the opinion that the proposed landscaping scheme to the front will complement the development with its rural post and rail together with planting to ensure that development will have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 11

A site plan has been submitted that details a bin collection point which will be contained by a 1.2m brick wall to the inside of the development and screened by a hedge / post and rail. The hedge will ensure that the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). The location as long as accessible waste and recycling will be able to be collected from this point

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 10 Landscaping – Discharge

Condition 11 Waste and Recycling Collection – Discharge