

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01157/DISCON
Applicant: Andrew Cartwright
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Land West Of Main Street Main Street Norton Juxta Twycross

Application to discharge conditions 3 (Tree and Hedgerow Protection), 4 (Surface Water Drainage), 5 (Surface Water Long-term Maintenance), 6 (Hard and soft landscaping), 7 (Landscape Management and Maintenance), 8 (Boundary Treatments), 10 (Materials), 18 (Waste and Recycling) and 19 (CEMP) attached to planning permission 23/01150/CONDIT

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

Condition 3

Notwithstanding with Tree Protection Plan 11378 TCP 01, before any development is commenced on site, including site works of any description, a Tree and Hedgerow Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and maintained as such at all times for the duration of the construction phase.

Received 13 February 2024

C3 Tree Protection Plan Drg No, 11378 TPP 01 Rev A

Condition 4

No development shall commence on site until surface water drainage details, incorporating sustainable drainage principles (SuDS) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Received 1 December 2023

C4 & C5 Maintenance Schedule

C4 Attenuation Basin - 1 in 100-year storm plus 40percent for climate change

C4 Cellular Attenuation 1 in 100-year storm plus 40percent for climate change

Received 28 March 2024

C4 Road Layout & External Works Levels 82326 - 110 P9

C4 Proposed Drainage Layout 82326 - 102 P4

C4 Manhole & Pipe Schedule 82326 - 103 P4

C4 Attenuation Pond Volume Estimate Site 3 D 2326 - 106 P2

C4 Full Network Calculations + 40% CC 82326

C4 Full Network with Urban Creep + 40% CC 82326

C4 Full Network Calculations 82326

C4 Full Network Calculations with Urban Creep 82326

Condition 5

Prior to first occupation of any of the dwellings hereby permitted, full details in relation to the long term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the Local Planning

Authority. The system shall subsequently be maintained in accordance with the approved details at all times thereafter.

Received 1 December 2023
C4 & C5 Maintenance Schedule

Condition 6

No development shall take place on site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours
- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details and shall thereafter be managed and maintained in accordance with the Landscape Management and Maintenance Plan to be approved under condition 8 of this planning permission at all times thereafter.

Received 1 December 2023
C6 Preliminary Landscape Proposals Drg No. 1970_044_PL01 Rev A
C6 Hard Landscape Proposal

Condition 7

Prior to the first occupation of any of the dwellings hereby permitted, a landscape management and maintenance plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The management and maintenance of the public open space hereby permitted shall thereafter be carried out in accordance with the approved details.

Received 1 December 2023
C7 Landscape & Habitat Management Plan

Condition 8

No development above floor plate level shall commence on site until such time as full details of all boundary treatments including walls, fencing and hedgerows have been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented and thereafter maintained in accordance with the approved details prior to the first occupation of each of the dwellings hereby permitted.

Received 7 February 2024
C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d

Condition 10

No development above foundation level of any of the dwellings hereby permitted shall take place until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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.

Received 7 February 2024

C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d

Condition 18

No development shall take place until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented prior to first occupation of the development.

Received 7 February 2024

C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d

Condition 19

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.

Received 15 December 2023

C19 Construction Environmental Management Plan

Consultees / Assessed by:

LCC Highways
Drainage Officer
Compliance & Monitoring Officer
Environmental Officer
Waste and Recycling Officer
LCC Ecology

Conclusion / Summary:

Condition 3

A tree protection plan has been submitted that details tree protection barriers around the site where the trees and hedges are to be protected. Supervised excavation is proposed alongside tree 49 where the footpath will be within the RPA. The barrier will be to British Standard 5837:2012. The details demonstrate once implemented satisfactory protection to the existing trees and hedgerows on the site that are to be retained during the construction period in the interests of visual amenity and biodiversity in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

A drainage scheme has been submitted together with supporting micro drainage calculations with detailed information regarding the attenuation pond volumes, manhole and pipe schedules. The calculations provided ensure that the drainage scheme is adequate to provide a satisfactory means of surface water drainage to prevent flooding and minimise the risk of pollution by ensuring the satisfactory storage and disposal of surface water from the

site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

Long Term Maintenance of the drainage scheme has been submitted which provides a details of how the drainage scheme is to be maintained and monitored over time which ensures that the performance is in terms of flood risk and water quality is achieved long term to ensure that the sustainable surface water drainage system within the proposed development will accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 6

The Landscaping scheme has been assessed by LCC Ecology. The hard surfacing materials consist of quality tegula paving in either cedar sandstone or bracken with charcoal edging and the footpaths textured flag charcoal. The pathway within the open space area is proposed as brendon gravel in golden amber. Grass seeding or turfing will be provided between and to the front of each of the plots with deciduous trees also to each plot which creates a significant soft landscape approach throughout the new development which is mirrored to the opposite side on the open space area. Existing vegetation is retained where possible and the introduction of ornamental hedges and native hedges are provided across the front of the site. The details within the landscaping scheme also aim to enhance the appearance of the development with additional biodiversity being provided on the scheme. The details demonstrate that a satisfactory landscaping scheme once implemented will accord with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

A Management & Maintenance Plan has been provided that specifically relates to the management and maintenance of the enhanced biodiversity within the development site which demonstrates how they propose to conserve and enhance features in perpetuity in the interests of visual amenity in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

A boundary treatment plan details a brick boundary wall topped with fence to either side of the access to the site which is set back and in line with Plot 1. A proposed hedge is to front the wall to Plot 1 and a hedge boundary adjacent to the bin collection point. A further hedge is provided in front of Plot1 1.8 close board fencing which also runs alongside of the estate fencing and provides a boundary treatment in front of Plot 1. Plot 8 also has a 1.8 close board fencing to secure the rear of the property which will be softened by a new hedge. Rear gardens are to be divided with a 1.8m close board fencing and retaining walls where necessary. Where possible the existing hedges will provide the boundary to establish the end of each of the gardens and 1.8 close board fencing where no existing hedge is located which will protect the neighbouring properties to the rear of the development. Estate fencing is to be located around the open space area to the front of the development with access gate. The details provided aim to protect the privacy and amenity of neighbouring properties and the future occupiers of the site in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 10

Materials proposed for the site include 2 types of bricks for the elevations which are the Ivanhoe Olde Village brick which is textured, predominantly orange/red with a slight variation to one or two in the pallet having cloud of white or dark areas which provides a mix in the overall appearance and a Audley Red Mix which has a smoother appearance, orange and red coloured with whole bricks amongst the pallet being a slight darker colouring which

provides an overall acceptable appearance in keeping with the area of the development. Cedral rivendale blue black slate tile will be used for the development which has a thin leading edge which ensures the roofs are not “bulky” in appearance. Plots are complimented with either white or cream rendering where windows will either be cream, grey or green which will provide a mix to each of the dwellings to make them unique within the development. The high-quality materials will ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 18

Bin Storage points are located to the rear/side of each plot so as not to affect the street scheme of the development. A bin collection point will be provided on the highway boundary for plot 6 -8. The remaining plots have a designated collection point to the left-hand side of the access road which will be mitigated with a hedge. The Councils Waste & Recycling Officer has no issue with the bin collection points as they are located adjacent to an adopted highway, and the LPA are satisfied that the bin storage areas are adequate across the site, so not to affect the amenities of neighbouring and future occupants of the site to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD (2016).

Condition 19

A construction management plan has been provided that details how they proposed to mitigate potential noise neighbouring dwellings during the construction phase of the development which includes noise, vibration, dust, working hours. The Councils Environmental Services Officer has reviewed the details and is in acceptance of the proposed mitigation as it demonstrates to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Note: The applicant had a section 73 Application with an officer which was determine before the discharge of condition application and therefore the applicant requested that the discharge of condition be changed to the newest permission where the conditions remained the same but different numbering which has been changed on the discharge of condition application accordingly

Officer Recommendations:

Condition 3 Tree & Hedgerow Protection – Discharge

Condition 4 Surface Water Drainage – Discharge

Condition 5 Surface Water Drainage Long term Maintenance – Discharge

Condition 6 Hard & Soft Landscaping – Discharge

Condition 7 Landscape Management and Maintenance – Discharge

Condition 8 Boundary Treatments – Discharge

Condition 10 Materials – Discharge

Condition 18 Waste & Recycling – Discharge

Condition 19 CEMP – Discharge