

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 23/00516/DISCON  
**Applicant:** -  
**Ward:** Markfield Stanton & Fieldhead

**Site:** Wood Farm Stanton Lane Ellistown



Hinckley & Bosworth  
Borough Council

**Application to discharge condition 46 (Highway Access) of planning application  
21/00531/HYB**

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

**Condition 46**

No part of the development hereby permitted shall be brought into use/occupied until the access arrangements shown on Farm Relocation Site - Highway Access Dwg No. E19-29-011 have been completed in accordance with the approved details and until such time as vehicular visibility splays of 2.4 x 120 metres have been provided at the site access in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority. The splays shall thereafter, be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/ highway.

**Received 25 May 2023**  
**C46 Road Crossing Details**  
**C45 Highway General Arrangement**  
**C46 Road and Sewer Sections.**

**Consultees / Assessed by:**  
LCC Highways

**Conclusion / Summary:**

**Condition 46**

A plan has been provided that details an arrangement of 120m x 2.4m junction visibility splays, although technical is being sought this has not yet been determined by the LHA. The LPA are of the opinion that the plan provides details to show acceptable visibility splays ,subject to technical approval, which is a separate approval required by the Highway Authority. If the proposed plan is not acceptable at technical stage then the applicant / developer will be required to submit an application to the LPA to apply to re-discharge the condition.

**Officer Recommendations:**

Condition 46 Highway Access – Discharge + Note to applicant\*

Note to Applicant.

Whilst the LPA has discharge condition 46 the details require separate technical approval from the Highway Authority which must be sought **prior to implementing the access.**

If the details on the plan are not technically approved by the Highway Authority, then the applicant must apply to re-discharge the condition with a revised plan.