

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00228/DISCON
Applicant: Ms Esther Wiles
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land West Of Clickers Way Earl Shilton

Application to discharge C6 (Waste and Recycling) C16 (EV Charging Points) C17 (Cycle Storage) attached to planning permission 20/01225/FUL

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

Condition 6

Prior to commencement of development a scheme that makes adequate provision for waste and recycling storage of containers and collection across the site shall be submitted to and approved in writing by the Local Planning authority. The scheme details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. The approved scheme shall subsequently be implemented in relation to each Dwelling in accordance with the approved details.

Received 7 July 2025

C6, Site Layout (showing cycle and waste recycling storage) Drg No.068-LAYOUT-ES-01

Condition 16

Prior to first occupation 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 detail of the location and fitting of the units. The development shall then be implemented in accordance with the approved scheme.

Received 30 April 2025 - C16 EV Charger Data Sheet

Received 10 March 2025 C16, EVC Ducting Plan

Condition 17

Prior to first occupation a scheme that makes provision for the secure storage of cycles for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved scheme.

Received 7 July 2025

C6, Site Layout (showing cycle and waste recycling storage) Drg No.068-LAYOUT-ES-01

Received 30 April 2025 - C17 Shed Details Rev A (wooden)

Consultees / Assessed by:

Waste & Recycling Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 6

The Site layout plan submitted on 7 July details bin collection points across the site along with confirmation of the roads to be adopted. The LPA's Waste and Recycling Officer is satisfied that the collection points meet their collection policy and those plots not on a

adoptable road will have collection points which are not detrimental to the overall appearance of the development in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the NPPF.

Condition 16

Electrical Vehicle charger specification has been provided along with a layout plan to show where the charges are proposed to be installed across the site. The LPA is satisfied that the details demonstrate that once installed with the proposals meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and the requirements of the NPPF.

Condition 17

A wooden shed is proposed and specification provided along with a plan that shows that each plot without garages will be provided with a shed to enable a safe and secure lockable facility for bicycles to be adequately kept. The LPA are satisfied that the details demonstrate how the developer proposes to assist in the promotion of sustainable travel to assist in a modal shift change in transport movements in accordance with the Development Plan and the requirements of the NPPF.

Officer Recommendations:

Condition 6 Waste & Recycling – Discharge

Condition 16 EV Chargers - Discharge

Condition 17 Cycle Storage - Discharge