

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/01084/DISCON
Applicant: Miss Sarah Allsop
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Land South Of 295 Main Street Stanton Under Bardon

**Application to discharge condition 8 (PRoW) attached to planning permission
24/00828/REM**

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

Condition 8

No development shall take place until a scheme for the treatment of the Public Right of Way has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include management during construction, including proposed temporary routes; ensuring plans reflect the correct legally recorded PRoW alignment; details of metal kissing gates to replace existing any existing stiles; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted Guidance Notes for Developers. Thereafter the development shall be implemented in accordance with the approved scheme and timetable.

Received 10 November 2025

C8, Construction Area Plan, Build Route, Drg No. SUB/CA/01 Rev E

C8, PROW Materials Layout, Drg No. SUB/PROWML/001

C8, Detailed Soft Landscape Proposals, Drg No. P24-1430_EN_0002_S2_REV F

C8, Detailed Soft Landscape Proposals, Drg No. P24-1430_EN_0002_S1_REV F

Consultees / Assessed by:

LCC Highways

Conclusion / Summary:

Condition 8

A public right of way scheme has been submitted that provides the management of the scheme during the construction period, details of the gates to be installed and the new construction works to be undertaken which following consultation with the Public Rights of Way Officer at LCC Highways has advised that it contains satisfactory surfacing, drainage and signposting with acceptable boundary treatments. The scheme will assist in the protection of the public right of way and proposed satisfactory enhancement measures in accordance with Paragraph 105 of the National Planning Policy Framework (2024).

Officer Recommendations:

Condition 87 PRoW – Discharge

Informative • Prior to construction, measures should be taken to ensure that users of the Public Right(s) of Way are not exposed to any elements of danger associated with construction works. • The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. • The Public Right(s) of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001. This includes the requirement for scaffolding permits as with roadside footways see

<https://www.leicestershire.gov.uk/roadsand-travel/road-maintenance/highways-permits-and-licences> • If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required. • Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority. • No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.