

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00761/DISCON
Applicant: Mr John Knott
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Land South Of Bosworth Road Bull In The Oak

Application to discharge C3 (Materials), C4 (Drainage), C5 (Hard and Soft Landscape) attached to planning permission 22/00896/FUL

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

Condition 3

No development above ground level shall take place until samples of the materials and colours to be used in the construction of the timber cabins have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved sample details.

C3, C4 & C5 Supporting Document (Landscaping, Materials & Drainage) – 17/12/2025

Condition 4

No development above ground level shall commence until a scheme to dispose of both surface water drainage and foul water has been submitted to, and approved in writing by, the local planning authority.

C3, C4 & C5 Supporting Document (Landscaping, Materials & Drainage) – 17/12/2025

Condition 5

Notwithstanding the submitted plans no development shall commence above ground level until comprehensive details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details. These details shall include:-

- a) Planting plans
- b) Written specifications
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- d) finished floor levels
- e) Details of any fencing/gates to be erected
- f) Details of boundary treatments and surface finishes for the sitting out areas;
- g) Treatment of hard surfaced areas (including the car parking area, footpaths, access and service road)
- h) Implementation programme
- i) Maintenance schedule

C3, C4 & C5 Supporting Document (Landscaping, Materials & Drainage) – 17/12/2025

Consultees / Assessed by:

HBBC Drainage officer Acceptable Subject to STW connection approval and in accordance with Building Regulations

Conservation Officer Acceptable

Compliance & Monitoring Officer – Acceptable

Conclusion / Summary:**Condition 3**

Proposed materials consist of a v-style cladding (Maibec CanExel) in Moka Fonce (dark roast) for the elevations with Britmet Ultra lite roofing (dark grey) with beek brown windows. The materials provide an acceptable pallet that represents the appearance of the dark wooden stables/units which will ensure that the lodges have a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

Condition 4

Surface water and foul drainage is proposed to connect into existing surface water sewer which is acceptable in principle subject to connection approval with Severn Trent Water . The Councils Drainage officer has advised that the design and construction of the foul and surface water drainage still will need to comply with the requirements of Building Regulations 2010 . The LPA are satisfied that the development does not adversely impact the water environment in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document.

Include a note to applicant

Condition 5

The development site is surrounded by mature hedges and trees together with an existing wood. To mitigate the impact of the development the applicant proposes to infill the hedge shown with a red line with the proposed planting schedule. The planting schedule consists of native species which will compliment and in addition to the existing where there is a gap between . Granite will be used to provide a rural appearance for the hard surfaced areas (car park, footpaths , access and service road) as detailed on the plan together with the existing grassed areas are to be retained. No fencing or gates are to be erected to the development The landscaping is to be completed within four weeks of the lodge's completion. A maintenance schedule is also provided to ensure that the development is adequate maintained. The details provided ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Drainage – Discharge

Condition 5 Landscaping – Discharge