

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Conditions Not Discharged

C/o Mr James Warrington
WSP
8 First Street
Manchester
M15 4GU

Details of Application:

Application Ref: 23/01129/DISCON
Proposal: Application to discharge Condition 5 (Occupation of Floor Space), Condition 42 (Travel Plan), Condition 44 (Travel Pack) for Unit 1 only and Condition 32 (Access) from planning application 21/00619/FUL
Location: Neovia Logistics Services (UK) Ltd Peckleton Lane Desford

The details submitted have been considered by the Local Planning Authority and the Local Highways Authority and the conditions applied for **REMAIN UN-DISCHARGED**, due to insufficient information being provided to support the discharge of conditions applied for:

UN-DISCHARGED CONDITIONS

Condition 5

Prior to occupation of each hereby approved building a plan shall be submitted to and approved in writing by the Council providing confirmation of the amount of floor space provided for B8 and B2 use within that building. The use of the building shall thereafter accord with the approved details.

Received 13 December 2023

C5 Statement confirming use of Unit 1 as 100% B8 use

Reason: The details provided are inadequate to demonstrate the floor space is being solely for used for B8/B2 use in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

Condition 32

Within one month of the new vehicular access hereby permitted first being brought into use any existing vehicular accesses on Peckleton Lane that have become redundant as a result of this proposal shall be permanently closed and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Received 13 December 2023

C32 Planting Plan Sheet 3 of 6 3665-203F - Plan to show access to be stopped up

Received 24 November 2023

C32 Proposed Site Plan

Reason: The details provided only demonstrate the planting to the closed access and not reinstatement works to the footway width, kerbing and surface details therefore doesn't demonstrate how it will accord with the National Planning Policy Framework (2021) in relation to highway / pedestrian safety

Condition 42

No individual unit hereby permitted shall be first brought in to use until a framework Travel Plan, which sets out actions and measures with quantifiable outputs and outcome targets (including the offer of a six-month bus pass for all employees) for that unit has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details

Received 24 November 2024

C42 Travel Plan Framework (September 2020)

Reason: No additional details have been submitted other than the TPF which was previously submitted as part of the original application and therefore does not satisfy the condition how they propose to reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2021).

Condition 44

Prior to any building hereby permitted, first being brought in to use a Travel Pack informing employees what sustainable travel choices are in the surrounding area shall be submitted to and approved in writing by the Council. The agreed Travel Packs shall then be supplied to all employees within 1 month of the first use of that building.

Email Correspondence Dated 13 December 2023

Reason: No details were submitted to support condition 44 and was included so that a purchase order could be raised for LCC. However, no travel pack was submitted and therefore does not provide any sustainable modes of transport in accordance with the National Planning Policy Framework (2021)

Important Note;

As the conditions applied for remain **UN-DISCHARGED** the applicant/agent can appeal against the decision of the LPA as with any decision or submit a new application with the relevant supporting details which address the reasons why the conditions remain undischarged.



Christopher Brown MRTPI
Head of Planning

Date: 3 June 2024