

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mr & Mrs D Heath
C/o Mr George Burton
GB a&e Ltd
The Shambles
27 Brookside
Stretton on Dunsmore
Rugby
CV23 9NH

Details of Application:

Application Ref: 23/00794/DISCON
Proposal: Application to discharge conditions 3 (Materials), 4 (Drainage), 12 (Waste and Recycling) attached to planning permission 22/00236/FUL
Location: Sketchley Hill House Rugby Road Burbage Hinckley

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED, OR REMAIN UN-DISCHARGED**, these are categorised below:

UN-DISCHARGED CONDITIONS

The details submitted with the following conditions are unacceptable to the Local Planning Authority and the condition(s) remain **UN-DISCHARGED**;

Condition 4

Prior to the commencement of any associated drainage works surface water drainage details and calculations, incorporating sustainable drainage principles (SuDS) shall be submitted to and subsequently approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the full details prior to the completion of development.

Received 31 October 2023
C4 DoC Plan Rev B

Reason:

No supporting documentation / calculations / attenuation rates and been submitted with the revised drainage proposal and therefore does not demonstrate that the proposed drainage scheme will prevent flooding by adequate storage and disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD.

The Local Planning Authority advise that the applicant should submit a new application and supporting proposal including drainage calculations and attenuation rates to demonstrate that the proposed drainage scheme will provide adequate storage to prevent flooding from the site.

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 31 October 2023
C3 & C12 DoC Plan Rev B

Condition 12

No development above foundation level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 31 October 2023
C3 & C12 DoC Plan Rev B

Important Notes to Applicant.

Where conditions re-main UN-DISCHARGED these can either be appealed or a new application submitted with revised details that address the reasons why the condition remains undischarged.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date : 22 December 2023