

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr John Knott
The Gatehouse
Cadeby Lane
Cadeby
Leicestershire
CV13 0BA

Details of Application:

Application Ref: 25/00761/DISCON

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

Location: Land South Of Bosworth Road Bull In The Oak Cadeby

The details submitted with the following conditions are acceptable and the conditions are hereby 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

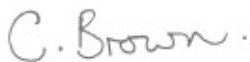
Notwithstanding the submitted plans no development shall commence above ground level until comprehensive details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details.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

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.



Date : 22 December 2025

Christopher Brown MRTPI
Head of Planning

Note to Applicant: The design and construction of the foul and surface water drainage will need to comply with the requirements of Building Regulations 2010. Connection is subject to formal approval via a Section 104 agreement directly with Severn Trent Water