

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00359/DISCON
Applicant: Mr Rupert Litherland
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old Rectory 8 Rectory Lane Market Bosworth

**Application to discharge condition 13 (Landscaping) of planning application
23/00667/FUL**

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

Condition 13

The development hereby permitted shall not be brought into use until a scheme of hard and soft landscaping works, including boundary treatments, for the site including an implementation scheme, has been submitted in writing to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 29 May 2024

C13 Landscape Implementation

C13 Site Section Technical Details Amended – Rear Fence

Received 15 April 2024

C13 Proposed Site Layout Plan 23.009(9-) 001.G-A1

C13 Proposed Landscape Works 2024 01 02

Consultees / Assessed by: Conservation Officer

Conclusion / Summary:

Condition 13

The details confirm the retention of a considerable amount of mature tree cover around the site together with a moderate amount of tarmac for the driveway which provides a circulation area which limits the hardstanding to the front of the site together with the retention of the lawned area to the front and rear of the site. Geocell for parking to the front is proposed which limits the amount of hard standing to the front. The new play area (MUGA) is close to the building and therefore doesn't encroach upon the soft landscaping to the rear of the site. There will be sufficient additional planting to the scheme with native shrubs, hedges and trees to enhance the site.. A technical detail plan has been provided for the rear fence which should be implemented in line with the landscaping implementation programme. The proposed landscaping, retention of existing soft landscaping and a limited amount of hard surfacing will ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and ensure that the characteristics of the conservation are not compromised.

Officer Recommendations:

Condition 13 Landscaping - Discharge