

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01101/DISCON
Applicant: Mr K Maughan
Ward: Earl Shilton



Hinchley & Bosworth
Borough Council

Site: Land West Of Breach Lane Earl Shilton

Application to discharge planning condition 4 (surface water drainage) and re-discharge condition 5 (materials) on planning application 23/00206/CONDIT

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

Condition 4

No development shall commence until surface water drainage details, incorporating sustainable drainage principles (SuDS) and plans for the disposal of foul sewage have been submitted to and approved by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 12 December 2023

C4 Proposed Drainage Layout 82639 – 101 P6
C4 Drainage Construction Details 82639 – 102 P2
C4 Manhole & Pipe Schedule 82639 – 103 P6
C4 Drainage Calculations

Received 20 November 2023

C4 Pipe Outfall Structure STD6001-02 x 2

Condition 5

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 20 November 2023

C5 – Application Form – Revised Roof Tile FP McCann Thin Flat Concrete Tile – Anthracite

Consultees / Assessed by:

HBBC Drainage Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 4 was previously applied to be discharged on application 23/00775/DISCON, unfortunately the applicant / agent did not provide sufficient detailed information to enable the condition to be discharged on this occasion. . On submission of a new application, full drainage details including surface water calculations have been provided which have been assessed by the Councils Drainage Officer who is satisfied that they demonstrate that the drainage scheme will be sufficient to provide an acceptable drainage scheme plus climate to

change to ensure that the development is significantly reduced from the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraph 108 and 110 of the National Planning Policy Framework (2021).

Condition 5

23/00775/DISOCN previously discharged the materials, however the applicant has requested to change the roof tile as the previous one was not easily sourced due to demand. The tile is an anthracite slimline tile which is acceptable to the area and will still ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). All other materials remain as discharged on the previous application.

Officer Recommendations:

Condition 4 Drainage – Discharge

Condition 5 Materials (roof Tile only) – Re-discharge