mlp Moulton Land and Planning

Application for Approval of Details Reserved by Condition –

Residential Development at 66 Barrier Bank Cowbit comprising 6No. Dwellings

(Re-submission of Application Ref H01-1118-23)

Covering Statement

This application seeks consent for the discharge of Conditions 3,5 & 9 relating to Planning Consent H01-0639-23.

It is a 're-submission' of application H01-1118-23 which was refused by the LPA on 12th February as deemed to be lacking in sufficient information to enable the Conditions to be discharged at that time.

The Site

The application site is a brownfield site located in Cowbit and the frontage of that site is to be regenerated by a scheme of semi-detached houses with landscaping and garden areas introduced to a yard area. The site is currently devoid of any landscaping, being covered by old buildings and service yard. There is a frontage hedge to the site which is to be retained and trees along the side boundary are to be retained wherever possible.

Conditions subject of this Application

Condition 3 – Ecology measures

The previous submission identified the provision of proprietary swift nest boxes at appropriate locations to the proposed dwellings i.e. at high level to gable ends. This was apparently considered insufficient by the Lincs Wildlife Trust….

The resubmitted application provides a copy of the approved site layout which demonstrates that the application site will be positively enhanced by the removal of hardstanding which covers almost all of the site to be replaced by generous garden areas including native tree planting. The frontage hedge is to be retained and existing trees to the side boundary will also be retained where appropriate. This together with the introduction of the nest boxes is clearly a positive gain to the biodiversity of this relatively small site and should certainly be considered proportionately compliant with the relevant applicable policies.

Condtion 5 – Contamination

This is a brownfield site and has therefore been subject to appropriate levels of investigation to establish previous use(s) and suitability for the proposed re-purpose of the site. My Clients have engaged suitably experienced and qualified consultant engineers to undertake this necessary work.

The previous submission included Phase I & Phase 2 G.I.Reports together with a covering statement. During the consideration of the previous application there were comments received from SHDC Environmental Protection dated 1st February 2024 and whilst we were pro-actively preparing a response to those comments the LPA unfortunately decided to determine the application without sight of that response – this current application includes the engineer response in a covering letter dated 7th February 2024 and we would therefore anticipate that the Condition 5 should now be acceptable for discharge.

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Condition 9 – Ecology survey

An appropriate species survey has been carried out in accordance with the requirements of Condition 9 and this was considered acceptable under the previous application H01-1118-23. It is therefore anticipated that the Discharge of this Condition should be straightforward element of this resubmission.

Conclusion

It is now hoped that this re-submission for Condition Compliance is entirely acceptable and that a prompt approval can be facilitated.

This is a brownfield site which my client wishes to progress with at the earliest opportunity which will deliver new housing in an established village and remove the previous use of haulage yard, old offices and sheds.

If there are any issues arising with regard to this application, I would invite the LPA to engage with myself at the earliest opportunity to avoid any further delays to this project

Alan J Finch

14/02/2024