DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H01-0661-18**	**Applicant:**	**Ashwood Homes**
Proposal:	Erection of 72 dwellings with associated garaging, roads and sewers - approved under H01-0501-17. Modification of condition 2 to allow amendments to previously approved plans.		
Location:	Phase 2 Backgate Cowbit Spalding		
Terminal Date:	28th November 2018		

Planning Policies

Local Plan July 2016:	
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG6	Community Infrastructure and Impact Assessment
SG11	Sustainable Urban Drainage Systems (SUDS)
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS8	Affordable Housing
HS11	Open Space in New Residential Developments

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

This application, a S73 Continuation, relating to the erection of 72 dwellings with associated garaging, roads and sewers - approved under H01-0501-17, seeks the modification of condition 2 to allow amendments to previously approved plans.

The proposed amendments are:

Plot 57 - Change from 'Mere' to 'Nene' House type.
Plot 60 - Change from 'Blakeney' to 'Nene' House type.
Plot 58 - Garage Attached to House
Plots 1, 33, 57, 59 and 71 weatherboarding added.

The application form explains that the variation in house types is to create the required IDB easement with the weatherboarding added for elevation variation.

I consider that the amendments are no minor they could have been dealt with by way of Non-Material Amendment but as a S73 has been submitted the application is being determined as submitted.

Consultations

Lincolnshire County Council (SUDS) - Do not wish to restrict development.

Cowbit Parish Council - Support

The amendments are minor and will not have material impacts outside of the site which has planning permission for 72 dwellings with the development well under way on site and therefore implemented.

No time limit condition is required.

Conditions to require development to be carried out as per the previously approved discharge of conditions.

Recommendation - APPROVE.