DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0093-20**	**Applicant:**	**Mr Brent Warner**
Proposal:	Details of external materials, external boxes, flues etc, landscaping boundary treatment, surface water disposal, foul water disposal, lighting and provision for refuse collection (Conditions 3, 4, 5, 6, 9, 10, 11 & 12 of H02-0758-19)		
Location:	65 Peterborough Road Crowland Peterborough		
Terminal Date:	31st March 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Details of external materials, external boxes, flues etc, landscaping boundary treatment, surface

water disposal, foul water disposal, lighting and provision for refuse collection (Conditions 3, 4, 5, 6, 9, 10, 11 & 12 of H02-0758-19)

Site Description

As host consent.

Relevant History

H02-0758-19. Erection of 3 dwellings and garages - approved under H02-0082-17. Modification of Condition 2 to allow amendments to previously approved plans.

Consultation Responses

Crowland Parish Council

No Observations. Crowland Parish Council will leave this to the expertise of the planning officers.

SHDC Environmental Services

No response received.

LCC SUDS

NO OBS
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Note; This is a private road development for which the Highway Authority and Lead Local Flood Authority will have no responsibility for future maintenance. The surface water drainage system and part of the foul water drainage system are pumped. The efficacy of these systems is therefore reliant upon adequate maintenance of the respective pumps.

North Level IDB

No objection. Observe that the IDB and Anglian Water shall require a development levy to be paid. Officer note - this is a civil and licencing matter.

Planning Considerations

Condition 3 - Materials Schedule

The schedule of materials sets out a palette of products that are often used in the District. The materials are considered to be acceptable.

Condition 4 - Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes

The submitted service plan ref 194 11 shows the services and external positioning to the side elevations. The details are considered to be acceptable.

Condition 5 - Landscaping Detail - Full

The landscaping plan shows a mix of scrubs and trees that would be appropriate to this location and the size of the development. The details are considered to be acceptable.

Condition 6 - Details of Boundary Treatment

The boundary treatments are details are considered to be acceptable and take in to account the need for vehicular visibility at the entrance.

Condition 9 - Surface Water Disposal Details

The details are considered to be acceptable.

Condition 10 - Foul Drainage Details

The details are considered to be acceptable.

Condition 11 - Detailed design and location of lighting

The details show 3 bollard lights to the driveway, and this is considered to be acceptable.

Condition 12 - Provision of a refuse collection point

The details are considered to be acceptable.

Conclusion

The details are considered to be acceptable.