

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-0214-22 **Applicant:** Mr & Mrs A Verrells

Proposal: Details of external materials, windows & doors, scheme to deal with contamination and ecological biodiversity measures (Conditions 4, 5, 8, 13 & 16 of H05-1038-21)

Location: Poplar Farm Moor Gate Holbeach

Terminal Date: 26th April 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment
30 Pollution

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 4, 5, 8, 13 & 16 of H05-1038-21(details of external materials, windows & doors, scheme to deal with contamination and ecological biodiversity measures).

Site Description

The site (some 0.39ha) is located on the western side of Moor Gate close to the junction with Mill Bank. It was formerly part of a farmyard and presently has a range of metal clad buildings upon it. A

house (The Poplars) is situated to the north.

History

H05-0018-20 - Prior approval - Conversion of agricultural building into dwelling - Approved 27 July 2020.

H05-1038-21 - Full - Conversion, partial demolition and extension of barn into a new dwelling - Granted 17 January 2022.

Consultation Responses

Environmental Protection

No objections.

Planning Considerations

Condition 4 (external materials) - The proposed external materials are an Imperial Regency Orange Multi Handmade Brick, with a natural red pantiled/ slate roof. The details are considered acceptable.

Condition 5 (window details) - Flush fitting timber windows are proposed and are considered satisfactory.

Condition 8 (door details) - Timber doors are proposed with vertical effect and are considered acceptable.

Condition 13 (contaminated land) - Environmental Protection have reviewed the submitted report and are in general agreement with the findings. An unexpected contamination note is recommended.

Condition 16 (ecological diversity measures) - An existing oak tree is to be retained. A variety of native trees and hedging will be planted, which have already been agreed in relation to H05-1038-21. Bat and swift boxes will be installed under the eaves and a Barn Owl box installed.

Conclusion

That conditions 4, 5, 8, 13 & 16 of H05-1038-21 be discharged.