

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-0327-24 **Applicant:** GEDA
Proposal: Details of full closure report (Condition 17 part iv of H05-0468-18)
Location: 50 Fleet Road Fleet Spalding
Terminal Date: 5th June 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed and beautiful places.
Section 15. Conserving and enhancing the natural environment.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 17 part iv of H05-0468-18 (details of full closure report).

Site Description

As application ref. H05-0468-18

History

H05-0468-18 - Outline - Residential development (Phase 2) - 25 dwellings (access via Phase 1 approved by virtue of planning permission ref. H05-1183-16) - Approved 1 April 2019
H05-0303-22 - RM - Residential Development of 25 Dwellings (Phase 2) - outline approval H05-

0468-18 - with access via Phase 1 - Approved 20 February 2023

H05-0497-23 - Cond Comp - Details of proposed boundary treatment/screening, finished surface levels, estate road phasing & completion plan, surface water drainage scheme, foul water drainage strategy, construction management, publicly accessible open space, children's play areas, open space/outdoor play area management plan, landscape management and maintenance, storage and disposal of refuse and recycling, contamination of land or pollution of controlled waters and ecological survey (Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 (parts i-iii) and 18 of H05-0468-18) - Approved 14 November 2023

H05-0326-24 - S73A - Residential Development of 25 Dwellings (Phase 2) - outline approval H05-0468-18 - with access via Phase 1 - approved under H05-0303-22. Modification of Condition 1 to allow amendments to previously approved plans - Under consideration.

Consultation Responses

Environmental Protection

Objection.

Planning Considerations

The application is to discharge condition 17 part iv of H05-0468-18 (details of full closure report).

Environmental Protection has been consulted and has indicated the following:

Parts i-iii of H05-0468-18 were discharged under H05-0497-23. Part of the applicant's submission at that time was the Elemental GI Ltd report 'Ground Gas Protection Measures Verification Plan for site off Fleet Road, Holbeach('Phase 2' Area)' Project no E23180 ref E23180/G/0) dated October 2023. This set out the ground gas protection measures to be installed, and the proposed validation/verification to take place was set out in section 7 of that report. This is the information required in order to discharge part iv of condition 17 of H05-0468-18 and I therefore object to the current submission.

Conclusion

In light of the objection raised by Environmental Protection it is recommended that the application be refused.