DECISION DELEGATED TO HEAD OF PLANNING
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Application No:	**H05-0696-23**	**Applicant:**	**Belmont Contractors**
Proposal:	Details of remediation strategy (Condition 22 of H05-0725-22)		
Location:	Land Off Old Main Road Fleet Hargate Spalding		
Terminal Date:	10th January 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 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 condition 22 of H05-0725-22 (details of remediation strategy).

Site Description

The site (some 0.44ha) is grassland located on the northern side of Old Main Road, Fleet Hargate. Hedging and a bus stop are located along the site's frontage. A drain and a number of trees (including 2 preserved Oaks) are situated along its northern boundary.

A bungalow is situated to the west (Broadlands) and a house to the east (Haven House) along the frontage. A bungalow (Staughton Lodge) and house (Etna House) are located to the north-east and

a bungalow (Amendoeiras) to the north beyond trees and shrubs along the northern boundary. Suffolk Cottage is situated to the south-east. Residential properties are located on the opposite side of Old Main Road.

History

H05-0372-17 - Full - Residential development - erection of 9 dwellings - Granted 5 November 2018.

H05-1235-18 - Full - Residential development of 9 dwellings (Re-submission of H05-0372-17) - Granted 21 February 2019.

H05-0459-20 - Condition Compliance - Details of Conditions 3, 4, 6, 7, 8, 9, 11, 12, 14, 15, 18, 19, 20, 21, 22 and 23 of H05-1235-18 - Withdrawn 23 February 2022.

H05-1124-21 - S73 - Residential development of 9 dwellings - approved under H05-1235-18. Modification of Condition 10 relating to Flood Risk Assessment - Granted 18 February 2022.

H05-0725-22 - S73 - Residential development of 9 dwellings - approved under H05-1124-21. Modification of Conditions 2 (Determined Plans), 7 (Boundary Treatment), 8 (Site/Finished Floor Levels) and 10 (Foul Drainage) to allow amendments to previously approved plans - Approved 4 January 2023.

H05-1007-23 - S73A - Residential development of 9 dwellings - approved under H05-0725-22. Modification of Condition 1 (determined plans), 2 & 3 (windows) and 7 (fencing details) to allow amendments to previously approved plans - Under consideration.

Consultation Responses

Environmental Protection

Recommend discharge of condition 22 of H05-0725-22, with condition 23 (validation report) remaining outstanding.

Planning Considerations

Environmental Protection have assessed the submitted documents and are in general agreement with the findings, so recommend discharge of condition 22.

A validation report can only be submitted once remediation measures have been successfully carried out, so condition 23 remains outstanding.

Conclusion

That condition 22 of H05-0725-22 be discharged.