DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0738-23**	**Applicant:**	**Applegate Homes (Lincs) Limited**
Proposal:	Details of external materials, construction management plan, external boxes for gas and electricity supplies & soil vent pipes & Ecological Biodiversity Measures (Conditions 3, 6, 11 & 13 of H05-0361-22)		
Location:	Land At Fleet Road Fleet Hargate Spalding		
Terminal Date:	12th October 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 6, 11 & 13 of H05-0361-22 (details of external materials, construction management plan, external boxes for gas and electricity supplies & soil vent pipes & Ecological Biodiversity Measures).

Site Description

The site (some 0.54ha) is agricultural land on the northern fringe of Fleet Hargate. Further land is situated to the north and thereafter the A17. Residential development is situated to the south, including dwellings off Old Barn Court. The Bull, Laurel House and The Laurels (all grade II listed) are situated further to the south off Old Main Road. The site is inside Fleet Hargate Conservation Area.

Planning History

H05-0585-17 - O/A - Residential development - maximum 10 dwellings - Granted 10 August 2018.

H05-0681-20 - C/C - Details of surface water drainage (Condition 10 of H05-0585-17) - Approved 15 October 2020.

H05-0835-21 - RM -Erection of 10 dwellings and associated works - outline approval H05-0585-17 - Approved 20 December 2021.

H05-0361-22 - Full - Erection of 9 two-storey dwellings and associated infrastructure - Approved 15 September 2022.

Consultation Responses

LCC Highways/SUDs

No objections.

Environmental Protection

No concerns.

Planning Considerations

Condition 3 (external materials) - The frontage plots (1 and 2) would be constructed in TBS Audley Antique bricks with a Redland Cambrian Slate roof. The remaining plots at the rear (3-9) would be constructed in either Hampton Rural Blend or Bradgate Golden Purple bricks and either Wienerberger TLE Dark Grey Tiles or Wienerberger Double Pantiles (Terracotta Red).

Existing development to the south fronting Fleet Road is mainly red brick with a dark roofing material. The materials proposed for the frontage plots would be sympathetic. The plots at the rear are a mixture of red and buff bricks, which reflects the general character and appearance of development within the wider vicinity. The development would fit satisfactorily within the street scene and would not harm the character or appearance of the locality or Fleet Conservation Area, nor the setting of listed buildings further to the south off Old Main Road.

Condition 6 (construction management plan) - The application is accompanied by a construction management plan which provides details of parking, storage of plant and equipment, loading/unloading, wheel washing, reduction of noise/vibration, working hours, etc.

The work area will be fenced off with 2m Heras fencing to provide unauthorised access. The adoptable road will be constructed first to allow permanent access onto the site for all delivery vehicles. All loading and unloading of plant and materials will be on site and off the main highways. Storage of materials and plant will be within the site compound on neighbouring land to the north, or adjacent to works areas when being used. Normal working hours will be 7.30am to 5pm Monday to Friday and 8am to 1pm on Saturdays.

Both LCC Highways and Environmental Protection (Noise) have been consulted and raise no objections to the submitted details.

Condition 11 (domestic accoutrements) - Electric boxes will be installed on side elevations and SVP tiles/exterior vents utilised. The details are considered acceptable.

Condition 13 (ecological bio-diversity measures) - The application is accompanied by a Biodiversity Enhancement Plan which provides details of the installation of Swift, bird and bat boxes, plus hedgehog holes within the fencing along the southern boundary. The details are considered satisfactory.

Conclusion

That conditions 3, 6, 11 & 13 of H05-0361-22 be discharged.