DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0434-22**	**Applicant:**	**Mrs D Crisp**
Proposal:	Details of means of foul water disposal and ecological biodiversity measures (Conditions 6 & 7 of H06-1341-21)		
Location:	Moorlands Broadgate Gedney		
Terminal Date:	20th June 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

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

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 6 & 7 of H06-1341-21 (details of means of foul water disposal and ecological biodiversity measures).

Site Description

The site is located on the western side of Broadgate, Gedney. The detached building to which the application relates is located to the rear of Moorlands (house) and is presently used as a home office. It is of brick construction with a tiled roof. A range of outbuildings are located further to the rear.

The nearest residential properties are Plumtree House some 100 metres to the north-east and

Pulvertoft Hall (grade II listed) approximately 150 metres to the south-west.

History

H06-0766-19 - Full - Alterations and extensions - Granted 2 October 2019.

H06-1341-21 - Full - Conversion of detached home office building to holiday let - Granted 17 February 2022.

Planning Considerations

Condition 6 (foul drainage) - The building (former home office) presently has foul water facilities (septic tank), which would continue to be used to serve the one bedroom holiday let.

Condition 7 (ecological diversity measures) - A Swift box has been installed on the building and an Owl box at the rear of the garden area. The details are considered acceptable.

Conclusion

That conditions 6 & 7 of H06-1341-21 be discharged.