

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-0838-22 **Applicant:** Mr S Barker
Proposal: Details of foul and surface water disposal. (Condition 4 of H06-0481-22)
Location: Bullocks Short Gate Gedney Broadgate Spalding
Terminal Date: 17th October 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 4 of H06-0481-22 (details of foul and surface water disposal).

Site Description

The building, which is of fibre cement/asbestos construction with a metal frame, is located on the

western side of Broadgate close to the junction with Cade Drove. It is one of two agricultural buildings within the yard, both of which are served by an existing access.

Converted farm buildings (Pawlett Barn) are situated to the north-east beyond a landscaped boundary. The Coach House and Pulvertoft Hall (grade II listed) are located beyond that. A dwelling (Haverhil House) is situated to the north-east off Cade Drove.

Planning History

H06-0178-20 - PAA - Conversion of agricultural building into dwelling - Approved 10 November 2020.

H06-0481-22 - PAA - Change of use of existing agricultural building to 4 bed dwelling - Approved 11 July 2022.

Barns/farm buildings to the north

H06-0558-13 - Full - Conversion of two redundant farm buildings to provide a single residential dwelling, farm office and holiday let - Granted 30 August 2013

H06-0559-13 - LBC - Conversion of two redundant farm buildings to provide a single residential dwelling, farm office and holiday let - Consent 30 August 2013

Consultation Responses

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

The applicant has indicated that they wish to discharge treated foul water to a watercourse following treatment via a Package Treatment Plant. This proposal will require consent under Byelaw 3.

Planning Considerations

Foul water would be disposed of to a Klargestar BA-X Biodisc, with an outfall of treated water to an existing ditch. Separate consent would be required from the South Holland Internal Drainage Board under Byelaw 3.

Surface water would be discharged to a total of six soakaways. ground conditions are generally acceptable in this part of the district and the site is large. No objections are raised to this arrangement.

Conclusion

That condition 4 of H06-0481-22 be discharged.