

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H07-0256-22	Applicant:	Mr L Kennally
Proposal:	Details of landscaping, screening along south-western boundary, foul & surface water disposal, soakaway system, means of storage & disposal of refuse & recycling for Plots 2 & 3, ecological survey, ecological biodiversity measures to be installed and archaeology (Conditions 3, 4, 6, 7, 9, 10, 11, 12 and 13 of H07-0989-21)		
Location:	Sunray 21 Hillgate Gedney Hill		
Terminal Date:	6th January 2023		

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment
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 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4, 6, 7, 9, 10, 11, 12 and 13 of H07-0989-21 (details of landscaping, screening along south-western boundary, foul & surface water disposal, soakaway system, means of storage & disposal of refuse & recycling for Plots 2 & 3, ecological survey, ecological biodiversity measures to be installed and archaeology).

Site Description

The site (some 0.15ha) is currently occupied by a bungalow (Sunray) set well back on the plot. Nos. 17 and 19 Hillgate (chalet bungalows) are located to the north-west fronting Hillgate and two recently constructed bungalows (ref. H07-0922-19) are situated to the north beyond a shared private roadway. Holy Trinity Church (Grade II* listed) and a listed cross (Grade II) are situated beyond, plus boundary hedging and trees within the graveyard. A bungalow (no. 23) is located to the south with 1.8m fencing on the common boundary.

History

H07-0989-21 - Full - Demolition of existing single storey dwelling and erection of three single storey dwellings - Granted 12 November 2021.

Consultation Responses

LCC Highways

Does not wish to restrict the grant of permission.

LCC Historic Environment Officer

Recommend discharge of conditions 12 and 13.

SHIDB

Recommend that the percolation trial pit is filled for three times repeatedly in line with BRE Digest 365. If following further infiltration testing a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Planning Considerations

Condition 3 (details of landscaping) - The scheme includes tree planting along the site's frontage, plus hedge planting. It is considered acceptable on balance.

Condition 4 (details of screening along south-western boundary) - The existing 1.8-2 metre fence along the south-western boundary will be retained, which is considered satisfactory given that finished floor levels will only be set at 300mm in accordance with condition 5.

Condition 6 (foul & surface water disposal) - Foul water would be disposed of to individual package treatment plants and surface water to a large crate soakaway at the rear. This arrangement is considered acceptable in principle.

Condition 7 (soakaway system) - Details of percolation tests and soakaways have been submitted and are considered acceptable by Building Control.

Condition 9 (means of storage & disposal of refuse & recycling for Plots 2 & 3) - A refuse collection point has been provided at the site's entrance for plots 2 and 3.

Condition 10 (ecological survey) - The application is accompanied by an ecological report which indicates the following;

Bats - The buildings offers negligible potential to support roosting bats with an absence of evidence of bat usage and suitable roosting features. It is possible that bats may be using the site and surrounds for foraging and commuting purposes, but the proposed demolition and rebuilds will have little impact on these bats; no additional external lighting is planned.

Birds - There was no evidence of birds nesting in the buildings surveyed but it would be beneficial to create new opportunities for nesting birds by installing bird boxes.

Condition 11 (ecological biodiversity measures) - Swift boxes would be installed on the dwellings on plots 1 and 2 and bat boxes on plot 3.

Conditions 12 and 13 (archaeology) - LCC Archaeology have indicated that the written scheme of archaeological investigation meets their requirements in respect of Condition 12 of permission H07-0989-21. They also take this application as the intention to start the archaeological work, required by Condition 13. They therefore recommend that conditions 12 and 13 be discharged.

Condition 14 (deposition of final report) should not be discharged as no final report has been produced any no archive deposited at the museum. The applicant's agent has agreed to condition 14 being excluded from the current application therefore.

Conclusion

That conditions 3, 4, 6, 7, 9, 10, 11, 12 and 13 of H07-0989-21 be discharged.