

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H07-0397-22 **Applicant:** D & R Property Services Ltd.

Proposal: Details of method statement detailing how construction traffic, site personnel vehicles, etc will be managed and foul & surface water disposal (Conditions 8 & 11 of H07-0109-22)

Location: Millfield Nursery Mill Lane Gedney Hill

Terminal Date: 6th June 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 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 8 & 11 of H07-0109-22 (conditions 8 & 11 of H07-0109-22 detailing how construction traffic, site personnel vehicles, etc will be managed and foul & surface water disposal).

Site Description

The site (some 0.36ha) is situated on the northern side of Mill Lane and forms part of nursery premises. It is split by an existing house (Birchwood). A bungalow (Millfield Lodge) is situated to the west. A hedge and footway run along the site's frontage. A cottage (Half Acre) is situated to the north-west set back from West Drove North. Residential development is situated opposite and Gedney Hill Mill (grade II listed) further to the west.

History

H07-0179-18 - O/A - Proposed residential development for 9 dwellings - Granted 7 March 2019

H07-0179-18 - O/A - Residential Development - 2 plots on land to north-east - Granted 9 April 2020.

H07-0927-21 - O/A - Proposed Residential Development of up to 9 dwellings - Granted 4 November 2021

H07-0109-22 - Full - Residential Development - 8 Dwellings - Granted 29 March 2022

Consultation Responses

LCC Highways

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

The Board has analysed the results and I am pleased to see that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development.

Environmental Protection

No objections.

Planning Considerations

Condition 8 (Construction Method Statement) - The application is accompanied by a Traffic Management Plan and Construction Method Statement.

The method statement indicates that all deliveries of materials would be pre-arranged to ensure that off-loading is controlled by a banksman. All materials and equipment will be stored within the confines of a secure compound area on site. Working hours will be 7.30am-5pm Mondays to Fridays and 8am to 1pm on Saturdays. Full details of safety measures have also been submitted.

The statement is considered satisfactory.

Condition 11 (Foul and Surface Water Disposal) - Foul water would be disposed of to private treatment plants with an outfall to soakaway crates at the front of the properties. Surface water would be disposed of to soakaway crates at the rear. The application is accompanied by a percolation test report by Shields Wilson which indicates that the site is suitable for infiltration drainage methods.

Conclusion

That conditions 8 & 11 of H07-0109-22 be discharged.