

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H08-0882-23 **Applicant:** Mr & Mrs C Wheeler

Proposal: Details of contamination of land or pollution of controlled waters
(Conditions 10 and 11 of H08-0271-23)

Location: Corner Of Cheal Road/Saltfleet Lane (Tawny Lodge) Surfleet Spalding

Terminal Date: 29th November 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

30 Pollution

National Guidance

National Planning Policy Framework 2023

Section 12. Achieving well designed places.

Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge Conditions 10 and 11 of H08-0271-23 (details of contamination of land or pollution of controlled waters).

Site Description

The site is located in open countryside on the corner of Cheal Rd/Saltfleet Lane, Surfleet. Access is off Cheal Road.

A dwelling (Cheal House Farm) is situated to the west beyond vegetation. A pair of semi-detached houses known as Cheal Farm Cottages are located to the east, on the eastern side of Saltfleet Lane.

History

H08-0861-21 - Prior Approval - Conversion of agricultural building into dwelling - Approved - 07 October 2021.

H08-0443-22 - Full - Erection of a dwelling - Granted 4 July 2022.

H08-0271-23 - Full - Proposed dwelling, extension/conversion to the existing cold store barn and demolition of existing agricultural barn, change of use of additional land to residential garden curtilage and temporary siting of caravan during construction phase - Approved 11 September 2023.

H08-0949-23 - S73A - Proposed dwelling, extension/conversion to the existing cold store barn and demolition of existing agricultural barn, change of use of additional land to residential garden curtilage and temporary siting of caravan during construction phase - approved under H08-0271-23. Modification of Condition 2 to allow amendments to previously approved plans and modification of Condition 5 relating to preliminary ecological appraisal - Under consideration.

H08-0974-23 - Cond Comp - Details of external materials, landscaping, tree planting, ecological biodiversity measures, barn owl nest box and foul & surface water disposal (Conditions 3, 4, 6, 7 and 12 of H08-0271-23) - Under consideration.

Consultation Responses

Environmental Protection

Recommend discharge of conditions 10 and 11 of H08-0271-23 in full.

Planning Considerations

Environmental Protection have reviewed the submitted documents and do not object to discharge of conditions 10 and 11 of H08-0271-23 in full, subject to a note relating to unexpected contamination.

Conclusion

That conditions 10 and 11 of H08-0271-23 be discharged.