

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H08-0974-23 **Applicant:** Mr & Mrs C Wheeler

Proposal: 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)

Location: Tawny Lodge Cheal Road Gosberton

Terminal Date: 1st January 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment
30 Pollution

National Guidance

National Planning Policy Framework 2023

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
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 3, 4, 6, 7 and 12 of H08-0271-23 (details of external materials, landscaping, tree planting, ecological biodiversity measures, barn owl nest box and foul & surface water disposal).

Site Description

The site is located in open countryside on the corner of Cheal Rd/Saltfleet Lane, Surfleet. It is currently occupied by a brick agricultural cold store, plus a former timber agricultural building. Access is off Cheal Road.

A dwelling (Cheal House - Grade 2 listed) is situated to the west beyond tree/hedge planting. 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.

H08-0882-23 - Cond Comp - Details of contamination of land or pollution of controlled waters (Conditions 10 and 11 of H08-0271-23) - Approved 27 November 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.

Consultation Responses

LCC Highway and Lead local Flood Authority

No objections.

Welland and Deepings IDB

No comments.

Planning Considerations

Condition 3 (details of external materials) - The proposed bricks are Wienerberger red multi stock with a natural slate roof. The existing and new walls of the car port are to be finished with vertical timber cladding and horizontal uPVC timber effect cladding. The details are considered to be satisfactory.

Condition 4 (landscaping, tree planting) - The scheme includes existing and proposed native hedge and tree planting and is considered to be acceptable.

Condition 6 (ecological biodiversity measures) - The scheme includes additional native landscaping, plus bat, swift and owl boxes, which is satisfactory.

Condition 7 (barn owl nest box) - The scheme includes a pole mounted Barn Owl box as required.

Condition 12 (foul & surface water disposal) - Foul water would be disposed of to a package treatment plant and surface water to a drain. the details are acceptable.

Conclusion

That conditions 3, 4, 6, 7 and 12 of H08-0271-23 be discharged.