8th January 2025

RVA
RIBBLE VALLEY ARCHITECTURE

APPROVAL OF DETAILS RESERVED BY CONDITION STATEMENT

Application for the discharge of condition No.5 attached to planning permission application No. H09-0572-24.

Change of use of children's care home (Use Class C2 Residential Institutions) to an independent school - Learning and Non-Residential Institution (Use Class F1 (A) Provision of Education) - approved under H09-1133-23. Modification of Condition 2 to allow amendments to previously approved plans

On behalf of Hexagon Care Services Ltd, we are pleased to enclose an application to formally discharge condition no.5 attached to the earlier grant of planning permission at Three Chestnuts, Fen Road, Holbeach, Spalding.

Please note an application has been submitted for approval to the Water Management Alliance consortia of Internal Drainage Boards in regards to Works (erection of a timber boundary fence) within 9 metres of a watercourse (F38 HOLBEACH OLD RIVER).

Condition 5 – Details of the proposed boundary treatments.

Condition No.5 seeks details on the proposed boundary treatments to the site boundaries. In full, the condition reads:

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

RVA Ltd. Drawing Nos. 2312 - A01 and 2312 - A02 should be referred to in respect to the discharge of condition No.5 in relation to the proposed boundary treatments.

Drawing No. 2312 - A01 illustrates the proposed location and annotates the heights of the boundary treatment (Timber fencing).

Drawing No. 2312 - A02 illustrates the heights and levels of the proposed boundary treatment (Timber fencing).

The specification for the proposed boundary treatments are as follows:

1.8m High timber hit and miss (3” gap to pales) fencing to the perimeter of the application site to include lockable timber vehicle access gate to far end of garden and 2.4m wide, 1.2 high timber field gate as indicated on 2313 - A01.

0.9m High timber picket fence and timber gates to create vegetable garden area and orchard area as indicated on 2313 - A01.

Summary

The information provided in this approval of details reserved by condition statement and details provided on RVA Ltd. Drawing Nos. 2312 - A01 and 2312 - A02 provide the necessary information for the discharge of Condition No.5