

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0036-24 **Applicant:** Mr B Dawson

Proposal: Details of external materials, landscaping & tree planting & ecology management scheme (Conditions 3, 4 & 11 of H09-0421-23)

Location: Land Off Penny Hill Road Holbeach Spalding

Terminal Date: 8th April 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed and beautiful places.
Section 15. Conserving and enhancing the natural environment.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 3, 4 & 11 of H09-0421-23 (details of external materials, landscaping & tree planting & ecology management scheme).

Site Description

The site (approximately 0.049ha) is located on the eastern side of Penny Hill Road some 110 metres from the A17 junction. It was originally part of a nursery. A bungalow is located to the south and Town Farm Cottage beyond (grade II listed). A bungalow (Five Acres) is situated opposite.

History

H09-0789-11 - Full - Erection of 26 affordable houses, 4 market houses, sports pavilion and grass football pitches along with associated car parking - Granted 11 March 2014.

H09-0475-18 - S73A - Erection of 32 dwellings with associated garaging, roads and sewers (24 no. market housing and 8 no. affordable) - Granted 23 January 2019.

H09-0323-19 - S73A - Erection of 32 dwellings with associated garaging, roads and sewers - approved under H09-0475-18 - Modification of Condition 2 to allow amendments to change house type from Bransby to Ribble - Granted 21 November 2019.

H09-0863-19- Full - Erection of 9 dwellings with associated garaging and driveways - Refused 16 December 2019.

H09-0284-21 - Full - Erection of 5 two-storey dwellings - Granted 14 May 2021.

H09-0421-23 - S73 - Erection of 5 two-storey dwellings - approved under H09-0284-21. Modification of Condition 2 to allow amendments to previously approved plans and Condition 7 to amend the means of discharge of foul water to a package treatment plant - Approved 10 July 2023.

Planning Considerations

Condition 3 (External Materials) - The proposed materials are as follows:

Plot 1 Mottram Multi brick with a Marley Red Double Pan roof tile.

Plot 2 Broadstone Buff Multi brick with a Marley Flat Smooth Grey concrete tile.

Plot 3 Mottram Multi brick with a Marley Red Double Pan roof tile.

Plot 4 Broadstone Buff Multi brick with a Marley Flat Smooth Grey concrete tile.

Plot 5 Brick Mottram Multi brick with a Marley Red Double Pan roof tile.

Existing materials within the locality are generally varied. The proposed bricks and tiles are considered acceptable.

Condition 4 (Landscaping) - Additional planting is proposed, including new native hedge and tree planting. It constitutes a bio-diversity gain and is considered acceptable.

Condition 11 (Ecology management scheme) - The ecological management plan accompanying the application indicates that additional hedge and tree planting is proposed, plus grass and shrub planting. Bat and bird boxes will also be installed, along with permeable fencing. The details constitute a biodiversity gain and are considered acceptable.

Conclusion

That conditions 3, 4 & 11 of H09-0421-23 be discharged.