DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0160-24**	**Applicant:**	**Mr J Milsom**
Proposal:	Details of roof materials, landscaping & tree planting, foul & surface water disposal, contamination of land or pollution of controlled waters & barn owl nest boxes (Conditions 4, 6, 8, 9 & 12 of H09-0188-22)		
Location:	Willow Tree Farm Buildings Lapwater Lane Holbeach St Marks		
Terminal Date:	16th May 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 3. Plan-making.
Section 12. Achieving well designed and beautiful places.
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

The application is to discharge conditions 4, 6, 8, 9 & 12 of H09-0188-22 (details of roof materials, landscaping & tree planting, foul & surface water disposal, contamination of land or pollution of controlled waters & barn owl nest boxes).

Site Description

As H09-0188-22.

History

H09-1169-05 - Full - Change of use of agricultural barns to a dwelling - Granted 19 October 2005.

H09-1497-07 - Cond Comp - Details of landscaping, external doors and window frames, design and position of external boxes for gas and electricity (Conditions 3,10,11 and 12 of H09/1169/05) - Approved 19 November 2007.

H09-0056-08 - Cond Comp - Details of external materials (Condition 2 of H09/1169/05) - Approved 8 February 2008.

H09-0188-22 - PAA - Conversion of redundant agricultural buildings into 1 dwelling - Approved 21 April 2022

Consultation Responses

LCC Highways

No objections.

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

Environmental Protection

Have reviewed the Goldfinch Environmental Limited report and am in general agreement with the findings. Recommend discharge of condition 9.

Planning Considerations

Condition 4 (Roof materials) - The proposed roofing materials are reclaimed natural slate on the two storey main roof and Zinc Standing Seam roof covering on the single storey element. This is considered acceptable.

Condition 6 (Landscaping) - The landscaping scheme consists of new native hedge and tree planting, plus shrubbery, and constitutes a biodiversity gain.

Condition 8 (Drainage) - Foul water would be disposed of to a private treatment plan with associated drainage field and surface water to a rainwater harvesting tank/soakaway. The exact details would be agreed as part of the Building Regulations. However, soil conditions within this part of the district are mostly suitable, plus there is a large curtilage to accommodate drainage fields.

Condition 9 (Contamination) - The submitted Phase I report indicates that there were no readily identifiable sources of contamination and that made ground was not noted to be present. It concludes that on that basis, and subject to the final paragraph in the report (in blue text), the need for a Phase 2 intrusive investigation is unwarranted. Environmental Protection has been consulted and recommends discharge of condition 9.

Condition 12 (Barn Owl nest boxes) - The scheme includes two new Barn Owl nesting boxes in the north-eastern and north-western corners.

Conclusion

That conditions 4, 6, 8, 9 & 12 of H09-0188-22 be discharged.