DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0890-18**	**Applicant:**	**Jelson Ltd**
Proposal:	Residential development - Details of landscaping and tree planting - outline application H09-0844-14		
Location:	Northons Lane Holbeach		
Terminal Date:	7th December 2018		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

This application seeks the approval of reserved matters for Residential development - Details of landscaping and tree planting - outline application H09-0844-14.

The remaining Reserved Matters were approved at Committee and outstanding conditions are currently subject to consideration

Northon's Lane is a residential road linking Spalding Road to the south east and the A151 to the north west. Holbeach town centre lies approximately 500m to the south east.

The application site is 1.2ha in area and characterised by a number of largely vacant industrial buildings last used in association with a quasi agricultural/industrial use together with hardstandings and boundary fences. An area of overgrown grassland lies at the southern end of the site, which also forms the site frontage to Northon's Lane. Two pairs of cottages and a two storey office building lie between the remainder of the site and Northon's Lane and these do not form part of the application.

There is an existing hard surfaced road that services the existing buildings and the rear parking area of the offices. This access will be closed in favour of a new access into the site constructed to adoptable standards. A new access to the rear of the existing offices will also be included as part of any subsequent layout of the site.

There are a number of trees on the site and these have been assessed, along with the ecological content of the site by a qualified Arboriculturalist. The findings of both assessments were submitted previously as supporting reports to the other Reserved Matters.

Suburban housing lies to the north, east and west of the site and a large detached dwelling set within an expansive curtilage lies to the south behind a very tall coniferous hedgerow.

The site is within the development boundary for Holbeach in the South Holland Local Plan 2006

The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development
Policy SG14 - Design and Layout of New Development
Policy SG18 - Landscaping of New Development
Policy HS11 - Open Space In New Residential Developments

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

H09-0667-09 Full planning application for the erection of 46 dwellings - withdrawn;

H09-0844-14 Outline planning for residential development (up to 35 dwellings) - approved with conditions 10-11-16. This application was the subject of a viability assessment and as a result the provision of affordable housing was conditioned that a minimum of 8 units of affordable housing be provided.

Representations

- Tree Officer - Detailed comments have been received from SHDC's Tree Officer, these are comprehensive but do not conclude a refusal is warranted and do not object.

- Cllr. F. Biggadike
Comments
Would like to see as all low maintenance vegetation , i.e. no trees , evergreen bushes only, all weather grass i.e. plastic.

Representations have been received from the following parties, all have been neutral or positive - no objections received;

- Clerk to Holbeach Parish Council
- Tree Officer - Ecology Comments 24-10-18 30
- Sue Armour, Environmental Protection Officer
- Lincolnshire County Council (SUDS) Highways

The key material issues for considerations in this application are:

- Adequacy of landscaping and tree planting proposals.

The proposed landscaping scheme is acceptable.