

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0226-22 **Applicant:** Mr & Mrs Jeffs

Proposal: Details of materials for roof, landscaping & tree planting, foul & surface water disposal and ecological biodiversity measures (Conditions 3, 4, 6 & 8 of H11-0751-21)

Location: Four Winds Tydd Low Road Long Sutton

Terminal Date: 27th April 2022

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 2021

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.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4, 6 & 8 of H11-0751-21 (details of materials for roof, landscaping & tree planting, foul & surface water disposal and ecological biodiversity measures).

Site Description

The buildings are of brick and asbestos/fibre cement construction and are farm buildings historically associated with "Four Winds". The nearest dwellings are "Highbury" some 200 metres to the north and "Lowgate House" and "Wheatfields" approximately 140 metres to the south and south-east respectively.

History

H11-1145-20 - PAA - Change of Use from office to residential dwelling - Four Winds - Approved 9 February 2021

H11-0751-21 - PAA - Change of use of agricultural buildings into 3 dwellings - Approved 3 September 2021.

Consultation Responses

South Holland Internal Drainage Board

Recommend that the surface water drainage onsite is formalised through the use of soakaways or direct discharge to a watercourse should soakaways not be viable, as per the SuDS hierarchy.

Planning Considerations

Condition 3 (Roofing Material) - Kingspan insulated roofing panels will be installed and are considered acceptable

Condition 4 (Landscaping) - The application includes a significant scheme of landscaping and tree planting on the site and also neighbouring land. The scheme is considered to be acceptable.

Condition 6 (Foul and Surface Water Disposal) - Foul water would be disposed of to a treatment plant with drainage field. Surface water from the existing roofs will be disposed of to the existing soakaway. The soil structure within this part of the district is suitable. No application for consent will be required from the SHIDB.

Condition 8 (Ecological biodiversity measures) - Significant tree planting (fruit trees) will be undertaken within an existing wildlife meadow to the north of the buildings.

Conclusion

That conditions 3, 4, 6 & 8 of H11-0751-21 be discharged.