

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0350-19 **Applicant:** Mr J Hoey

Proposal: Details of materials schedule, landscaping, external lighting, acoustic measures, foul water strategy, surface water drainage and contaminated land (Conditions 6, 7, 8, 9, 12, 13 and 14 of H11-0420-18)

Location: Land West Of Mcdonalds Vicarage Lane Long Sutton

Terminal Date: 12th July 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution

National Guidance

National Planning Policy Framework 2019

Sections 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 6, 7, 8, 9, 12, 13 and 14 of planning permission ref. H11-0420-18.

Site Description

The site, currently grassed, is situated on the south western quadrant of the A17/Wisbech Road (A1101) roundabout to the west of McDonalds. The A17 is located immediately to the north, plus a BP petrol filling station, Benny's Diner and a Travel Lodge. The northern boundary of the site is partially landscaped. Vicarage Lane is situated to the south, plus residential dwellings and Long Sutton Barns. A bund, plus hedge planting, is located along the southern boundary.

Dwellings are situated further to the east, including Seagate Hall and associated stable block (both grade II listed). A grade II listed milestone is situated on the eastern side of McDonald's fronting Wisbech Road.

History

H11-0420-18 - Mixed use development comprising of static caravans, cottages, fishing lake, site office, workshop and caravan sales - re-submission of H11-0221-17 - Granted 7 December 2018.

Consultation Responses

Building Control - Details acceptable.

Environmental Protection - Recommend discharge of contamination condition.

LCC Highways/SUDs - No objections.

Environment Agency - Recommend that foul drainage be disposed of via the mains sewer.

Anglian Water - Proposed foul water and surface water drainage schemes outside our jurisdiction.

Planning Considerations

Condition 6 (External Materials) - As below.

Cottages - A red multi brick is proposed. A sample panel has been inspected on site. Marley Eternit Birkendale Slate would be used for the roofs.

Wall - A red multi brick is proposed with granite inserts and capping.

Reception Building - It would be constructed in white uPVC.

Workshop Building - The walls would be constructed in blockwork with green trapezoidal sheet cladding. The roof would be constructed in profiled brown cladding.

The submitted details are considered to be acceptable.

Condition 7 (Landscaping) - The scheme includes perimeter hedge and tree planting. Existing boundary trees would be retained. The scheme is considered to be acceptable.

Condition 8 (External Lighting) - Proprietary bollard lighting would be positioned at regular intervals along the internal roadway (max height 750mm). This is considered to be satisfactory.

Condition 9 (External/Internal Acoustic Measures) - An acoustic specification for glazing to habitable rooms has been submitted and enables suitable indoor noise levels to be met at the proposed residences of the development.

The site layout includes screening in respect of noise sources from the north and east. The acoustic assessment indicates that the proposal in respect of outdoor amenity is acceptable.

Condition 12 (Foul Water Strategy) - Foul water would be disposed of to a Klargestor BL BioDisc. The Environment Agency has requested that foul water be disposed of to a mains sewer. However, Building Control has indicated that the proposed bio disc system is acceptable due to the distance

of the site from a mains sewer. If any subsequent problems were to arise they could be addressed under separate environmental legislation.

Condition 13 (Contamination) - Environmental Protection has indicated that the submitted geo-environmental desk study report is acceptable and recommends discharge of the condition in full.

Condition 14 (Surface Water Drainage) - LCC Highways/SUDs has been consulted and considers the submitted details to be acceptable.

Recommendation - That the above conditions be discharged.