

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0459-23 **Applicant:** Mr A Mayer

Proposal: Details of construction management plan and method statement.
(Condition 5 of H11-0882-21)

Location: Land At Seagate Road Long Sutton Spalding

Terminal Date: 12th July 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

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

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge condition 5 of H11-0882-21 (details of construction management plan and method statement) for Phase 1A. It is essentially a revision (ie, revised working hours) of that approved by virtue of application H11-0389-22.

Site Description

The site is agricultural land of some 1.13 hectares and sits on the eastern side of Seagate Road. To the north are a small number of detached dwellings on a cul-de-sac known as The Cherries. Established hedging lines this boundary. Further agricultural land lies to the east and frontage residential properties adjoin the site to the south. To the west of Seagate Road is further frontage residential development, access to a residential estate (Colsuan Gardens) and a concrete works. A drain runs along the site frontage.

History

H11-0882-21 - Full - Erection of 9 Dwellings - Approved 16 February 2022.

H11-0389-22 - Cond Comp - Details of scheme to deal with contamination, construction management plan, levels, landscaping, external materials and meter boxes (Conditions 3, 5, 6, 8, 10 & 11 of H11-0882-21) - Approved 11 July 2022

H11-0830-22 - Cond Comp - Details of boundary treatments (Condition 9 of H11-0882-21) - Approved 20 September 2022

Consultation Responses

LCC Highways/SUDs

No objections.

Environmental Protection

Ensure suitable and sufficient measures are taken to minimise airborne dust during periods of dry weather.

Planning Considerations

This application is to approve a revised construction management plan (ie, revised working hours).

The approved working hours are between the hours of 07.30 and 18.00 Monday to Friday, and between 07.30 and 13.00 on Saturdays. Deliveries will, as far as possible, be programmed between the hours of 07.30 and 18.00 Monday to Friday and between 08.00 and 13.00 on Saturdays.

The working hours now proposed are between the hours of 07.30 and 18.00 Monday to Friday and between 07.30 and 16.30 on Saturdays. Deliveries will, as far as possible, be programmed between the hours of 07.30 and 18.00 Monday to Friday and between 08.00 and 16.30 on Saturdays.

Effectively, therefore, it is extended working hours on Saturdays to include the afternoon until 4.30pm where necessary. No working is proposed on Sundays. This arrangement is not considered unreasonable given the presumption in favour of new development. LCC Highways has indicated that the submitted Construction Management Plan and Method Statement contains all the information required by Condition 5 of H11-0882-21 and therefore does not wish to object to the grant of consent for this application.

Environmental Protection has requested that suitable and sufficient measures are taken to minimise airborne dust during periods of dry weather. Additional information has now been submitted addressing this matter.

Conclusion

That condition 5 of H11-0882-21 be discharged.