DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H12-0256-23**	**Applicant:**	**Mr & Mrs R Button**
Proposal:	Details of contamination of land or pollution of controlled waters and bat boxes. (Condition 9 and 12 of H12-0394-22)		
Location:	Leamlands Farm Leamlands Lane Lutton Marsh		
Terminal Date:	10th May 2023		

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 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 9 and 12 of H12-0394-22 (details of contamination of land or pollution of controlled waters and bat boxes).

Site Description

The barn is located within a farmyard in open countryside on the eastern side of Leamlands Lane. A barn is situated to the north and a pair of semi-detached dwellings (53 and 54 Leamlands Lane) to the north-west. A house is situated to the south (Leamlands Farmhouse) and a drain (Lutton Leam) beyond.

History

H12-1603-07 - Full - Change of use to Class Use B1 (Business) - Granted 23 July 2008.

H12-0391-22 - PAA - Change of Use of Barn to Residential - Under consideration.

H12-0394-22 - Full - Proposed Barn Conversion into Dwelling - Granted 25 May 2023

Consultation Responses

Environmental Protection

Recommend discharge of condition 9, with 10 not required.

Lincs Bat Group

Cannot comment without reference to an ecological survey.

Planning Considerations

Condition 9 (Contamination) - Environmental Protection have reviewed the submitted Geo-Environmental Desk Study
Report and are in general agreement with the findings. They therefore recommend discharge of condition 9 of H12-0394-22, with condition 10 not required.

Condition 12 (Bat boxes) - Lincs Bat Group have requested the submission of an ecological survey before they are able to offer comments. However, this cannot be insisted upon because condition 12 of H12-0394-22 solely requires "details of a bat box to be installed on site". A wildlife tower is proposed in this case which includes bat boxes. The details satisfactorily comply with the condition.

Conclusion

That conditions 9 and 12 of H12-0394-22 be discharged.