

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0424-22 **Applicant:** Mr W Ravell

Proposal: Details of scheme to deal with contamination (Condition 12 parts i and ii of H13-1269-21)

Location: Eaugate Road Moulton Chapel Spalding

Terminal Date: 15th June 2022

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 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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 12(i) and (ii) of H13-1269-21 (details of scheme to deal with contamination).

Site Description

The site is located on the western side of Eaugate Road and is currently occupied by an agricultural building. A drain runs along the frontage and trees are situated along the northern boundary. A dwelling (Rose Cottage) is situated opposite. Snake Hall (grade II listed) is situated some 450 metres to the north.

Recent History

H13-0446-15 - Change of use of agricultural building into dwelling - Refused 19 June 2015.

H13-1094-19 - PAA - Change of use of agricultural building into dwelling - Approved 6 January 2020.

H13-1269-21 - Full - Demolition of agricultural building and erection of detached dwelling - Granted 26 January 2022.

Consultation Responses

Environmental Protection

Recommend discharge of condition 12 parts i & ii of H13-1269-21, with 12iii and 13 remaining outstanding.

Planning Considerations

Environmental Protection have reviewed the submitted contamination assessment report and are in general agreement with the findings and proposals for remediation and look forward to the receipt of the remediation method statement in due course. In order to adequately characterise the ground gas regime at a given location, they look to receive the data from at least 6 monitoring visits. All three of the visits presented were at relatively high pressure, and there was no comment regarding the atmospheric conditions in the proceeding days, therefore they would look to the RMS to provide further consideration that the CS1 classification was appropriate.

They therefore recommend discharge of condition 12 parts i & ii of H13-1269-21, with 12iii and 13 remaining outstanding.

Conclusion

That condition 12 parts i and ii of H13-1269-21 be discharged.