DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0742-22**	**Applicant:**	**Mr W Ravell**
Proposal:	Details of materials of construction of roof, landscaping & tree planting, boundary treatments & ecological biodiversity measures (Conditions 4, 5 i & ii, 6 & 16 of H13-0526-22)		
Location:	Eaugate Road Moulton Chapel Spalding		
Terminal Date:	23rd December 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Application is sought to discharge conditions 4, 5 i & ii, 6 & 16 of H13-0526-22 (details of materials of construction of roof, landscaping & tree planting, boundary treatments & ecological biodiversity measures).

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.

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 existing agricultural building and erection of dwelling - Granted 26 January 2022.

H13- 0526-22 - S73 Mod - Demolition of agricultural building and erection of detached dwelling - approved under H13-1269-21. Modification of Condition 2 to allow amendments to previously approved plans - Granted 11 July 2022.

Consultation Responses

South Holland Internal Drainage Board

Following extensive talks with the applicant and their agent, an application for consent to relax Byelaw 10 has been
made to the Board, which is currently under determination by officers under the reference 22_07571_C. Therefore,
the Board wishes to remove its previous objection.

Planning Considerations

Condition 4 (details of materials of construction of roof) - The proposed roofing material is a Chinese slate in natural grey finish.

Condition 5 (landscaping & tree planting) - The scheme includes a significant amount of new tree and hedgerow planting. Existing trees along the northern boundary are to be maintained, along with those within the southern section of the site which will form part of a woodland garden.

Condition 6 (boundary treatments) - Boundary treatment will consist mainly of native hedging. Amended plans have been submitted in accordance with the requirements of the South Holland Internal Drainage Board.

Condition 16 (ecological biodiversity measures) - The proposal includes significant landscape and bio-diversity enhancements, including hedgerows and flower rich meadows. Bird, bat and owl boxes would also be provided. The details are considered acceptable.

Conclusion

That conditions 4, 5i & ii, 6 & 16 of H13-0526-22 be discharged.