DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0857-22**	**Applicant:**	**Mr W Ravell**
Proposal:	Details of contamination remediation strategy (Condition 12 iii of H13-1269-21 & Condition 12 of H13-0526-22)		
Location:	Eaugate Road Moulton Chapel Spalding		
Terminal Date:	25th January 2023		

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 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 12 iii of H13-1269-21 & Condition 12 of H13-0526-22 (details of contamination remediation strategy).

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 - Approved 26 January 2022

H13-0526-22 - S73 - 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

Environmental Protection

Recommend discharge of condition 12 iii of H13-1269-21 and condition 12 of H13-0526-22.

Planning Considerations

Environmental Protection have been consulted and recommend discharge of condition 12 iii of H13-1269-21 and condition 12 of H13-0526-22. Condition 13 of each (verification report) remains outstanding.

Conclusion

That condition 12 iii of H13-1269-21 & Condition 12 of H13-0526-22 be discharged.