

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0869-22 **Applicant:** Mr B Johnson

Proposal: Details of landscaping and tree planting, proposed boundary treatments/screening and foul and surface water disposal. (Conditions 3, 4 and 6 of H13-0909-19)

Location: Rear Of 32 Broad Lane Moulton Spalding

Terminal Date: 28th October 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
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

The application is to discharge Conditions 3, 4 and 6 of H13-0909-19 (details of landscaping and tree planting, proposed boundary treatments/screening and foul and surface water disposal).

Site Description

The site (some 0.07ha) is located on the south eastern side of Broad Lane and is currently garden associated with No 32, which is a semi-detached house.

Semi-detached houses are situated to the north and a semi-detached house and associated garden to the south-west. Gardens are situated to the south-east associated with properties situated off West Cobgate.

History

H13-0909-19 - Full - Residential development (single dwelling) - Granted 31 October 2019.

Consultation Responses

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

Note that the applicant intends to dispose of foul water to a main sewer. Should the applicants proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Planning Considerations

Condition 3 (landscaping) - The scheme includes tree planting, which is considered acceptable given the site's characteristics.

Condition 4 (boundary treatment) - The scheme includes 1.8m high close boarded fencing along the eastern and southern boundaries. A leylandii hedge presently exists along the western boundary, which is outside the site. The details are considered acceptable.

Condition 6 (drainage) - Foul water would be disposed of to a mains sewer and surface water to soakaways. The submitted details are considered satisfactory.

Conclusion

That conditions 3, 4 and 6 of H13-0909-19 be discharged.