DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0186-19**	**Applicant:**	**M Yould Ltd**
Proposal:	Details of soakaway system, landscaping, boundary treatment and meter box positions (Conditions 4, 5, 6 and 7 of H14-0089-17)		
Location:	88a Six House Bank West Pinchbeck Spalding		
Terminal Date:	17th April 2019		

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

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a condition compliance application that seeks approval of details of soakaway system, landscaping, boundary treatment and meter box positions (Conditions 4, 5, 6 and 7 of H14-0089-17). Full planning permission was granted for demolition of the existing dwelling and erection of 2 proposed 4 bedroom dwellings with associated parking and garages at 88 Six House Bank, West Pinchbeck, Spalding.

A 1.8 metre high timber fence would be on the rear boundary of the site whereas that part towards Black Hole Drove would have fencing up to 1.2 metre high. The front boundary would be treated with 1.2 metre high railing fence. Cherry trees will be planted to the front part of both residential plots. A hedgerow is proposed on the southern corner of the site and native species would be

planted to conceal the oil tanks at the end of the driveways. In light of these details, the landscaping and boundary treatment are deemed to be appropriate for the type of development and character of the locality.

The drainage strategy is proposed to install one soakaway per each dwelling in accordance with the Building Control requirements of 5 metres away from any habitable building and 2.5 metres away from any neighbouring mean of enclosure.

The Black Sluice IDB was consulted and initially commented that details of soakaway system were not sufficient to discharge condition 4. There were some concerns regarding the disposal of foul water and surface runoff to the drain adjacent to north. The IDB officer conducted a site visit with the agent of this application where it was agreed that no effluent would be disposed to the drain. With regards to the soakaway details, the case officer sought advice from SHDC Building Control. It was confirmed that the soil permeability in the locality is sufficient for the infiltration drainage systems.

The position, size and appearance of the meter boxes are acceptable.

No other representation has been made.

In view of the considerations above, the proposed details are acceptable.

It is accordingly recommended to approve this application via delegated decision.