

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0040-19 **Applicant:** Tanglewood
Lincolnshire Ltd

Proposal: Details of fire hydrant (Condition 4 of H16-0566-18)

Location: Tanglewood Cedar Falls Care Home Little London Spalding

Terminal Date: 11th March 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG7 Energy Efficiency
SG13 Pollution and Contamination
SG17 Protection of Residential Amenity
SG20 Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG)

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Details pursuant to condition 4 of H16-0566-18.

Within 4 months of the permission hereby permitted a fire hydrant shall be installed and operational, in accordance with details to be submitted and approved by the Local planning Authority.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

Site Description

The care home is a detached "H" shaped building with associated structures and parking, set in gardens accessed via a drive from Little London.

History

H16-0566-18 Building to house a biomass boiler system and pellet storage Approved 16 Nov 2018

Consultation Responses

LCC Highways & SUDS Service - No observations.

Fire Brigade - No response received, although specific contact was made by the case officer.

Considerations

In order to comply with this condition the hydrant would need to be approved and installed by 16 March 2019.

The Fire Brigade have not responded to the consultation sent to them.

Conclusion

The submitted details are considered to be acceptable.