DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0686-19**	**Applicant:**	**Burmor Projects**
Proposal:	Details of landscaping (Condition 6 of H16-0283-17) - Residential development of 20 dwellings		
Location:	Land Off Willow Walk Spalding		
Terminal Date:	22nd November 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
02	Development Management
04	Approach to Flood Risk
30	Pollution
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	1
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of landscaping (Condition 6 of H16-0283-17) - Residential development of 20 dwellings.

The details have been revised since submission.

Site Description

The site area is 0.46 ha and is brownfield in nature, surrounded on all sides by existing properties at Willow Walk, High Street, Osier Road and Rutland Close. There is a single adopted access road from Willow Walk.

History

H16-0283-17. Residential development of 20 dwellings. Approved. 30-07-18

Consultation Responses

SHDC Environmental Health

The plans do not appear to reflect the remediation required at this location, in particular the requirements for validation sampling.

Revisions and additional information have been submitted and the scheme is now considered to be acceptable.

LCC SUDS

Are awaiting additional information regarding the drainage strategy for the site, but this does not significantly impact on the landscaping detailing.

Third Parties

Objections received from 3 nearby residents raising the following matters -

Questions tree species.
Building works are less than a foot from a back fence.
The new houses are shown to have a back garden which would be adjacent to existing back gardens.
The work so far has come too close to a dwelling and damaged a fence panel presumably with a digger.
The new house if it's going to be this close would seriously ruin privacy.
Grading of land to be used as gardens
Needs consultation to the water board before approval
Ground works impacting on property

Planning Considerations

The form and layout of the development has not changed, and objections regarding such matters can be given very little weight.

The landscaping plan has been revised and is now considered to include acceptable species and layouts.

The drainage and grading arrangements have been considered by LCC SUDS and the IDB and are considered to be acceptable.

The proposals have been amended to take in to account the remediation works required as a result of the possibility of ground contamination and the Environmental Protection Officer is satisfied with the approach being taken and the documentation provided to ensure that the works are correctly undertaken.

Other Matters

Certain points of objection raised by nearby residents relate to matters already approved by the previous consents on this site, specifically the locations of back gardens, and the relationships between existing and proposed dwellings.

Matters raised regarding the impact of ground works and damage to existing fencing are civil matters and can be given little weight in the planning decision process.

Conclusion

Approve.