DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1266-18**	**Applicant:**	**Country Court Care Ltd**
Proposal:	Details of Conditions 3 (archaeological investigation), 4 (archaeological matters), 5 (archaeological matters), 7 (provision of bat boxes), 8 (Arboricultural Method Statement), 9 (external materials), 10 (Details of the design of all external doors, window frames and door frames), 13 (means of foul and surface water disposal), 14 (details of the covered cycle racks), 15 (external boxes for gas and electricity supplies and of any gas flues and soil vent pipes), 17 (proposed boundary treatment) and 19 (Details of the external illumination) of H16-0778-18		
Location:	Former Goodfellows School Spalding Common Spalding		
Terminal Date:	4th March 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG19	Protection of Open Spaces

National Guidance

National Planning Policy Framework 2019

NPPF 2019

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
Section 15 Conserving and enhancing the natural environment

Representations:

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

IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	1	1	1

CASE OFFICER ASSESSMENT

Proposal

Details of Conditions

3 (Archaeological investigation)
4 (Archaeological matters)
5 (Archaeological matters)
7 (Provision of bat boxes)
8 (Arboricultural Method Statement)
9 (External materials)
10 (Details of the design of all external doors, window frames and door frames)
13 (Means of foul and surface water disposal)
14 (Details of the covered cycle racks)
15 (External boxes for gas and electricity supplies and of any gas flues and soil vent pipes)
17 (Proposed boundary treatment)
19 (Details of the external illumination)

of H16-0778-18, a development for a "Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping - approved under H16-1037-16 - Modification of Condition 2 to allow amendments to previously approved plans and increase (100mm) to height of lower roof sections for constructional purposes."

Site Description

The site is a triangular plot with the main road running along the east boundary with residential dwellings opposite, The Railway line running north west to south west, and a foundry building with car park to the south west with access and offices running along the south boundary. Some dwellings to the south, beyond the foundry office, and to the south east.

History

H16-0778-18 - Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping - approved under H16-1037-16 - Modification of Condition 2 to allow amendments to previously approved plans and increase (100mm) to height of lower roof sections for constructional purposes. Approved 31 October 2018.

H16-1037-16 - Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping - re-submission of H16-0003-16. Approved 1.2.17.

H16-0003-16 Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping. Refused 4.7.16.

Consultation Responses

SHDC Environmental Health - No objections

LCC SUDS - Do not wish to restrict the grant of permission. Reconsulted on the amended plans and confirmed no objection.

LCC Archaeology - confirm that the historic building recording report as meeting the requirements in respect of Conditions 3, 4 and 5 of H16-1037-16, which can now be discharged.

Environment Agency - confirm the information submitted satisfies the requirements of condition 13 (Means of foul and surface water disposal)

Anglian Water. No comments.

Pedals. Objections.

It appears that details of how the cycle racks are to be covered have not yet been submitted, so the application does not fully comply with condition 14 of H16-0778-18. As for the racks submitted, recommend the use of "Sheffield" type stands, because those which secure one wheel only are likely to cause damage to the wheel unless used with exceptional care.

Revised plans - Support. The amended cycle store details are acceptable.

Lincolnshire Bat Group - Comments:

Understand the bat boxes are to be placed on trees, but it would have been helpful to have shown which trees they are to be placed on since it would certainly be preferable to have them on the railway side of the site rather than the busy road. Is there also any reason why a couple of them couldn't be placed on the new build?

Officer Note - Revised plans have been submitted showing exact locations of the bat boxes on trees.

Considerations

Condition 3 (Archaeological investigation)

Details are considered to be acceptable

Condition 4 (Archaeological matters)

Details are considered to be acceptable.

Condition 5 (Archaeological matters)

Can be discharged as the Historic Building Recording document has been logged as Museum Accession No.: LCNCC 2018:187.

Condition 7 (Provision of bat boxes)

Following clarification it is considered that the siting is acceptable.

Condition 8 (Arboricultural Method Statement)

A full BS5837:2012 Arboricultural Method Statement and Tree Protection Plan document has been submitted

The methods to be used will be acceptable provided BS 5837:2012 is followed.

Condition 9 (External materials)

Oakthorpe Buff Bricks (as per the submitted details)
Pre-coloured K-Render in a York or Cream finish (as per the submitted colour chart)
Crest Planum roofing tiles in Anthracite Grey finish (as per the submitted details)
All parking areas to be demarked tarmac
Other hardstanding areas to be Bradstone Edale paving in light or dark grey

External materials are considered to be acceptable.

Condition 10 (Details of the design of all external doors, window frames and door frames)

Sternfenster Altitherm 600 Series windows throughout the development, along with Altitherm Plus Standard Doors and French Doors (where required) and Visofold Bi-Folding Doors to the public area.

Details are considered to be acceptable.

Condition 13 (Means of foul and surface water disposal)

Full details of the means of foul and surface water disposal have been submitted.

Details are considered to be acceptable

Condition 14 (Details of the covered cycle racks)

Revised details have been submitted to show covered racks.

These details have been amended and are now acceptable.

Condition 15 (External boxes for gas and electricity supplies and of any gas flues and soil vent pipes)

The proposed location of the gas and electricity meter boxes, which are to be on the west facing elevation of the building, out of sight from public view. The other drawing submitted, 0074 (10) 002 Rev A03, shows the proposed location of the extraction units for the kitchen and laundry and, just to the north of the gas and electricity meter boxes (on plan), shows the location of 2 x 150mm flues from the second-floor plant room boilers. Details of the roof mounted ventilation systems are submitted as part of this application. These will not be seen from any public vantage point due to their central location on the south-west flat roofed part of the building. There will be no external soil and vent pipes to the building, as ventilation in this respect, and in relation to bathroom extraction, will take place via the GRP chimneys to the centre of the roof.

Details are considered to be acceptable

Condition 17 (Proposed boundary treatment)

The west and northern boundaries to the site will be formed by a 2.0m high close boarded fence. The southern boundary of the site will be formed by a 1.8m high boundary wall in order to reduce any potential noise from the foundry to the south. The road frontage boundary will be formed by 1.5m high steel railings, finished in black.

Details are considered to be acceptable

Condition 19 (Details of the external illumination)

Submitted drawing 0074 (10) 002 Rev A03 shows the proposed location of the bulkhead lights to be located around the building. These will be timer controlled, PIR activated and fitted at 1600mm in height in order to avoid any upward glare. The manufacturers details of the bulkhead lighting have been submitted. Low-level bollard lighting will be provided to the car parking area, in the locations shown on submitted drawing 0074 (20) 001 Rev A02. Details of the bollard lights (which are being used in another Country Court Care development in Lincolnshire) have been submitted.

Details are considered to be acceptable

Conclusion

Details are considered to be acceptable and relevant conditions can be discharged.