DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H19-0711-23**	**Applicant:**	**Mr P Cooper**
Proposal:	Details of contamination of land & pollution & external lighting (Conditions 17 (Part i) & 22 of H19-0678-22)		
Location:	68 Broadgate Road Sutton St Edmund Spalding		
Terminal Date:	16th December 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 17 (part i) & 22 of H19-0678-22 (details of contamination of land & pollution & external lighting).

Site Description

The barns are situated on the eastern side of Broadgate within a former farmyard, which also includes a large Nissen style building. The buildings are predominantly of red brick construction and

are served by an existing access.

A pair of semi-detached houses (Nos. 64 and 66 Broadgate) are situated immediately to the south of barns 1 and 2 and to the west of barn 3. Bay Lea House (no. 59) is situated approximately 100 metres to the south-west on the opposite side of Broadgate. A bungalow is located approximately 50 metres to the north-west (No. 71 Broadgate).

History

H19-1257-16 - PAA - Conversion of barns into dwellings - Withdrawn

H19-1108-18 - Full - Conversion of three barns into dwellings - Granted 27 December 2018

H23-1233-21 - Cond Comp - Details of existing & proposed site levels, elevational & cross sectional plans, materials for roof, external doors & windows, rainwater goods & guttering, foul water disposal, surface water disposal, scheme to deal with contamination, boundary treatment, barn owl box, bat boxes and external lighting (Conditions 4, 5, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 22, 23, 24, 25 and 26 of H19-1108-18) - Approved 3 March 2022.

H23-0678-22 - Full - Conversion of barns 1 & 2 into 2 dwellings, including extension to barn 2 and conversion of barn 3 into domestic store - part retrospective - Approved 15 May 2023.

Consultation Responses

LCC Highways

No objections.

Environmental Protection

Contamination - Recommend discharge of part i of condition 17 of H19-0678-22, with parts ii and iii and condition 18 outstanding.

Noise/Disturbance - The proposed lighting scheme as submitted appears acceptable.

Planning Considerations

Condition 17(i) (Contamination) - Environmental Protection have reviewed the submitted Geo-Environmental Desk Study (Phase 1) and recommend discharge of part i of condition 17 of H19-0678-22.

Condition 22 (Lighting) - Low level lighting (8W LED wall lanterns) are proposed on barn 2. Lighting on barn 4 is positioned at the northern end facing north and west (2 no. 20W LED PIR flood lights on a sensor and a 60W dust to dawn light). A 100W dawn to dusk flood light is proposed along the northern boundary. It is sufficient distance from neighbouring property to not cause a nuisance subject to it being angled down. Environmental Protection raise no objections.

Conclusion

That conditions 17 (part i) & 22 of H19-0678-22 be discharged.