

RESPONSE TO PLANNING CONDITIONS IN RESPECT OF:

Reference: H21-1019-22 Date of Decision: 21st December 2022

Applicant: Mr C Thorpe

Location: Land To The Rear Of The Sycamores Main Road Tydd Gote Spalding

Description: Proposed new dwelling

The various conditions appended to the approval of the above proposed project are noted and we seek to discharge them subject to agreement with the case officer presiding.

In the first instance, the applicant and writer was the occupier of the subject land and resided at the Sycamores Main Road for five years. The writer has a keen interest in ecology and wild-life and is very aware of the species likely to be affected by this small development. The conditions imposed are discussed below with the purpose of seeking assistance and guidance from the respective experts engaged at South Holland DC.

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Response: This condition will be complied with.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Response: This condition will be complied with.

3 The width of the access/driveway shall be 4.1 metres and shall be retained as such.

Response: This condition will be complied with.

4 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Response: A schedule as aforementioned is appended to this report (reference doc a)

5 Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Response: This is a small bungalow development on a relatively moderate sized piece of land that previously served as part of the garden for the Sycamores, Main Road. It is enclosed on three sides by existing mature trees and shrubs. The north elevation boundary is shared with a large open farm field used for crops and has a natural tree-line of trees. The south elevation boundary is demarked by trees and shrubs. The east elevation boundary is indicated by a shrub and existing link fence that has been in place for many years. To the west, there is an existing solid timber fence (approx. 1.8m high) separating the subject plot from the Sycamores garden. In the light of the foregoing and the limited site area there will be no landscaping as the ground is currently laid to stone for easy maintenance and is expected to remain so after completion of the project. The local authority serving this property does not issue waste bins. Even so, the complete site is hidden from view and could not be seen by others so the issue of screening does not affect this proposed project.

6 Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Response to clause 6 continues next page.....

Response: There will not be any boundary treatments for the reasons given in clause five of the planning approval conditions. For the avoidance of doubt, the current boundaries are marked by existing and historic tree and shrub lines. It is understood that the farmer who shares the North boundary will install a rabbit fence at some stage although his decision will not form part of this planning permission and would be installed on his own land.

7 Before the commencement of the development hereby permitted beyond oversight, full details of an ecology management scheme shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Response: As indicated, the writer occupied The Sycamores on Main Road for some time and in 2019 installed a wild-life pond, properly filtered and planted with the aim of attracting wild-life to the garden. Nothing live was introduced by the writer. Between spring of 2019 and the end of 2022, the pond had not attracted a single amphibian or any other wild-life save common pond snails, probably introduced by eggs attached to the plants installed.

Bats:

There are no recognised bat roosts locally and bats have never been seen flying in the area, so the provision of bat roosts has never been considered. In regard to this project, the highest point of the gable with the proposed 15 degree roof pitch would be under 4m therefore a bat box would not meet the advice given that a minimum of 5m should be allowed from ground level.

Birdlife:

This area is surrounded by open land and as such attracts quite a number of both diurnal and nocturnal birds of prey and as a result, field and garden birds are quite scarce. There are very few hedgerows to support small bird requirements and most species that would be expected at a feeding station are absent. In five years the writer supplied a well stocked feeding station and mainly attracted Jackdaws and Wood-Pigeon. A small number of Blue-tits and a Robin were the most frequent visitors and not once was a Finch of any description spotted. Swallows and Martins have never been seen, neither have Swifts been spotted in this area. The RSPB recommend that Swift boxes should be placed at a minimum height of 5m from the ground with an unobstructed flight path—neither would be possible with this project.

Amphibians:

There are no natural water-courses or ponds anywhere near the subject site, therefore the likelihood of any amphibious wild-life in the area is zero.

Hedgehogs:

Two Hedgehog boxes were installed in isolated areas of the garden and in the space of five years they were never occupied. There are open aspects on three sides of the plot that would provide access to the boxes, but as indicated, the subject site did not attract any wild-life.

8 The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of the individual dwelling.

Response: It is agreed that the proscribed course of action will be complied with, within the specified period.

Notes:

There appears to be a discrepancy between the information on the Application Form and the supporting documents available on the planning portal. The Application Form (03/11/2022) submitted indicates that treated foul water from the development will be disposed of via a 'Main Sewer'. However, the Indicative Drainage Layout (drawing number: 2955-03, 07/10/2022, MTC Engineering) shows that treated foul water is being stored in a cesspool. However, if this method is not viable and the applicant wishes to discharge treated foul water to a watercourse this proposal will require Land Drainage Consent in line with the Board's Byelaws (specifically byelaw 3). The applicant should confirm if there are any riparian owned/maintained watercourses within or adjacent to the site boundary. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

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There are no riparian water-courses, culverts or ponds on the subject site or on any surrounding land. The site is not connected to a main sewer system and it is envisaged that a Septic Tank will be installed to facilitate the removal of wastes. There is easy access for a waste removal tanker to access the area for the purpose of removing solids when required to do so. The location of the system will be agreed with South Holland building control inspectors, prior to installation.

Chris Thorpe

29th March 2023.