DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-0415-21**	**Applicant:**	**Mr M Mallett**
Proposal:	Details of landscaping, boundary treatment, external cladding, windows & doors, large scale details of eaves & verges, scheme to deal with archaeology & contamination and foul and surface water disposal (Conditions 4, 5, 7, 8, 10, 13, 15, 16, 18 & 20 of H21-1013-20)		
Location:	Land At Tysdale Farm Common Way Tydd St Mary		
Terminal Date:	15th June 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
30	Pollution

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 5, 7, 8, 10, 13, 15, 16, 18 & 20 of H21-1013-20 (details of landscaping, boundary treatment, external cladding, windows & doors, large scale details of eaves & verges, scheme to deal with archaeology & contamination and foul and surface water disposal)

History

H21-Erection of 3 dwellings - re-submission of H21-1105-19 - Refused 6 October 2020.

H21-1013-20 - Full - Erection of 2 dwellings - re-submission of H21-0564-20 - Granted 18 January 2021.

Consultation Responses

SHIDB - If surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Environmental Protection - Recommend discharge of condition 18 in full.

LCC Archaeology - No objections.

Planning Considerations

Condition 4 (Landscaping) - A number of trees are to be retained, with some additional planting. The details are considered satisfactory.

Condition 5 (Details of Boundary Treatment) - Existing fencing is to be retained along the southern and western boundaries adjoining residential property. This is considered satisfactory since FFLs will only be raised 300mm as required by condition 19.

Condition 7 (External Cladding) - Timber cladding is proposed on 50 x 50mm timber battens. the details are considered to be satisfactory.

Condition 8 (Window Frames) - The window frames are to be painted white timber casement and are considered acceptable in this location.

Condition 10 (Doors) - The doors are to be painted white timber and are considered acceptable in this location.

Condition 13 (Details of eaves and verges) - The submitted details are considered acceptable. Corbelled brick eaves are proposed on walls constructed in brickwork.

Conditions 15 and 16 (Archaeology) - LCC Archaeology has confirmed that the written scheme of archaeological investigation submitted meets all of the requirements in respect of Condition 15 of permission H21-1013-20, which can now be discharged. They also accept consultation of due notification of the intention to start the archaeological work as required by Condition 16, which can also now be discharged.

Condition 18 (Contamination) - Environmental Protection have assessed the submitted geo-environmental desk study report (Ref. 0758/1) dated March 2021 and recommend discharge of condition 18 of H21-1013-20 in full.

Condition 20 (Drainage) - Foul water would be disposed of to treatment plants, including drainage fields, and surface water to soakaways. The details are considered acceptable.

Conclusion

That conditions 4, 5, 7, 8, 10, 13, 15, 16, 18 & 20 of H21-1013-20 be discharged.