DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H22-0222-19**	**Applicant:**	**Housing Project Manager**
Proposal:	Details of external materials, foul water strategy and refuse collection (Conditions 4, 8 and 10 of H22-0398-18)		
Location:	Land Off Small Drove Weston Spalding		
Terminal Date:	16th May 2019		

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 2019

Sections 8, 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 (external materials), 8 (foul water strategy) and 10 (refuse collection) of H22-0398-18 (Residential development comprising 34 dwellings).

Site Description

The site (some 0.82ha) is located on the eastern side of Small Drove to the south of the junction with Delgate Avenue. It previously accommodated 10 bungalows which were last used for the accommodation of homeless people.

Existing residential development is located to the north, to the east off Delgate Avenue and also to

south. Agricultural land is situated to the east. Weston St Mary Primary School is located opposite.

History

H22-0398-18 - Residential development comprising 34 dwellings - Granted 2 August 2018.

Consultation Responses

Anglian Water - No objections.

Planning Considerations

Condition 4 (External Materials) - The proposed external materials are as follows:

Material Palette A - Plots 5-20, 25, 26, 33 & 34

1. Roof = Sandtoft Calderdale Edge Light Grey
2. Wall = Facing Brick - Vandersanden Maltings Antique.
3. Heads/Cills/Corbel = Facing Brick - Vandersanden Maltings Antique.
4. Fascia & Soffit = Upvc - Colour White
5. Window = Coloured Upvc Glazed Unit. (Colour White)
6. Front Door = Composite Door - Colour Black
7. Rear Door = Coloured Upvc Glazed Door. (Colour White)
8. Rw Goods & Svp's = Upvc - Colour Black
9. Meter Boxes. = Upvc - Painted Black
10. Entrance Canopy = External Grey Tiled Pitched Canopy with Timber Supports Painted White.

Material Palette B - Plots 1-4, 21-24, 27-32
1. Roof = Sandtoft Calderdale Edge Light Grey.
2. Wall = Facing Brick - Vandersanden Caversham Mix
3. Heads/Cills/Corbel = Facing Brick - Vandersanden Caversham Mix
4. Fascia & Soffit = Upvc - Colour White
5. Window = Coloured Upvc Glazed Unit. (Colour White)
6. Front Door = Composite Door - Colour Black
7. Rear Door = Coloured Upvc Glazed Door. (Colour White)
8. RW Goods & Svp's = Upvc - Colour Black
9. Meter Boxes. = Upvc - Painted Black
10. Entrance Canopy = External Grey Tiled Pitched Canopy with Timber Supports Painted White.

Hard Surfaced Materials PRIVATE PAVED SURFACE
Marshalls Saxon Textured Paving Slabs 450mm x 450mm x 50mm, Bonded pattern. Colour to Be Charcoal

SHARED PEDESTRIAN AND VEHICLE SURFACE PARKING TO FRONTS
Marshalls Tegula Block Paving or similar approved. Colour to be Pennant Grey
REFUSE COLLECTION POINT will be Tarmac.

Existing external materials within the vicinity of the site are varied. The proposed materials are considered to be acceptable.

Condition 8 (Foul Water Strategy) - Foul water will be discharged to the existing foul sewer crossing the site. Anglian Water has indicated that the proposed foul drainage strategy is acceptable and have recommended that condition 8 be discharged.

Condition 10 (Refuse Collection) - Refuse collection points are to be provided at either end of the private drive where it adjoins the adopted highway. They are to be constructed in tarmac and are considered to be acceptable.