

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H22-0747-21	Applicant:	Spalding Developments Ltd.
Proposal:	Details of construction management, drainage & means of foul water disposal and archaeological investigation (Conditions 9, 10, 11 & 15 of H22-0685-20)		
Location:	192 High Road Weston Spalding		
Terminal Date:	6th September 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 2. Achieving sustainable development.
 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.
 Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 9, 10, 11 & 15 of H22-0685-20 (details of construction management, drainage & means of foul water disposal and archaeological investigation).

Site Description

The site (some 0.24ha) is land to the rear of nos. 192 to 200 High Road, which are semi-detached houses. It is accessed by an existing private roadway.

Houses are situated to the east off St Mary's Close and garden land associated with no 202 High Road to the west. Three pairs of semi-detached houses are situated to the south, with long rear gardens (nos. 55-65 (odd) Broadgate).

History

H22-0685-20 - O/A - Residential development (maximum 3 single storey dwellings) - Granted 8 December 2020.

H22- 0725-21 - RM - Erection of 3 dwellings - outline approval H22-0685-20 - Under consideration.

Consultation Responses

LCC Highways

Does not wish to restrict the grant of permission.

SHIDB

No objections in principle.

LCC Archaeology

No objections.

Planning Considerations

Condition 9 (Construction Management) - A construction management plan has been submitted outlining working hours, access/parking/unloading arrangements for vehicles, fencing, control of dust/dirt, etc, noise, temporary drainage, etc. LCC Highways have raised no objections. The details are considered acceptable.

Condition 10 (Surface Water Drainage) - Surface water from the roofs will be discharged to soakaway crates at the front and rear of the properties, the size of which is based upon the roof areas. Permeable paviers will be laid.

Condition 11 (Foul Water Disposal) - Foul water will be discharged to an Anglian Water sewer that crosses the eastern part of the site.

Condition 15 (Archaeology) - LCC Archaeology have confirmed that the Specification for Archaeological Monitoring and Recording submitted meets their requirements.

Conclusion

That conditions 9, 10, 11 & 15 of H22-0685-20 be discharged.