DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-1125-21**	**Applicant:**	**Sennen Homes Ltd.**
Proposal:	Details of landscaping, surface & foul water and ecology management scheme (Conditions 3, 5 & 9 of H22-0515-21)		
Location:	87 Moulton Chapel Road Cowbit		
Terminal Date:	3rd January 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
30	Pollution

National Guidance

National Planning Policy Framework 2021

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.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 5 & 9 of H22-0515-21 (details of landscaping, surface & foul water and ecology management scheme).

History

H22-1045-17 - O/A - Residential development (6 plots) - Refused 29 January 2018. Allowed on

appeal 7 September 2018

H22-1145-19 - RM - Residential development - erection of 6 dwellings - outline approval H22-1045-17 - Approved 27 January 2020.

H22-0257-20 - C/C - Details relating to contamination and surface and foul water (Conditions 8 and 11 of H22-1045-17) - Approval 7 August 2020.

H22-0696-20 - NMA - Residential Development - Erection of 6 dwellings - approved under H22-1145-19. Amendments to layout and design - Approval 23 September 2020.

H22-1004-20 - C/C - Details of footways for pedestrians (Condition 7 of H22-1045-17) - Approval 5 January 2021.

H22-0515-21 - Full - Erection of 2 dwellings, Plots 4 & 5 - previously approved under H22-1145-19 - Approved 7 July 2021.

Consultation Responses

SHIDB

No objections.

Planning Considerations

Condition 3 (Landscaping) - The scheme includes new mixed native hedge and tree planting (Prunus) along the frontage and would promote bio-diversity.

Condition 5 (Surface and Foul Water) - Foul water would be disposed of to a mains sewer as agreed under H22-0257-20. Surface water would be disposed off to a piped watercourse along the site's frontage and thereafter to a SHIDB drain, also has previously agreed under H22-0257-20 . The Board has indicated that it has granted consent for the discharge of surface water to a watercourse from 6 dwellings at a maximum combined rate of 23l/s.

Condition 9 (Ecology Management) - The scheme includes integrated Bat and Swift nesting boxes within the fabric of the dwelling.

Conclusion

That conditions 3, 5 & 9 of H22-0515-21 be discharged.