DECISION DELEGATED TO HEAD OF PLANNING

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|---|---|---|---|
| **Application No:** | **H23-0185-24** | **Applicant:** | **Mr J Bell** |
| **Proposal:** | Details of external materials and construction management (Conditions 9 and 15 of H23-1116-21) | | |
| **Location:** | Crown Farm Stockwell Gate West Whaplode | | |
| **Terminal Date:** | 26th April 2024 | | |

**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 2023**

Section 2. Achieving sustainable development.
Section 5. Delivering a sufficient supply of homes.
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 |
| OTHER STATUTORY BODIES | 0 | 1 | 0 | 0 |
| RESIDENTS | 1 | 0 | 0 | 0 |

CASE OFFICER ASSESSMENT

## Proposal

This application is to discharge conditions 9 and 15 of H23-1116-21 (details of external materials and construction management).

## Site Description

The site is located on the northern side of Stockwell Gate West and is occupied by a range of traditional 19th Century farm buildings of brick construction.

A house (no. 4 Stockwell Gate) is situated to the east and Whaplode House (grade II listed) to the west. A row of dwellings is situated opposite.

## Recent Planning History

H23-1041-17 - Outline - Residential Development - Withdrawn 18 December 2017

H23-0050-18 - Full - Barn conversion to residential - Approved 28 June 2018

H23-1116-21 - Full - Proposed Barn Conversion - Approved 10 January 2022

H23-1029-22 - Cond Comp - Details of ecological survey (Condition 16 of H23-1116-21) - Approved 22 December 2022

H23-0547-23 - Cond Comp - Details of scheme to deal with contamination and written scheme of archaeological investigation (Conditions 13, 14 & 18-20 of H23-1116-21) - Approved 6 February 2024

## Consultation Responses

LCC Highways

No objections.

Environmental Protection

Support. Amendments satisfactory.

Public

Objection received (summarised):

Objections to working hours on Saturday, or at very least start at 8am and finish by 12 noon. Beyond this is intrusive and detrimental to the well being of us and close residents. Work all week and have a right to a peaceful weekend.

Not a householder project. Just an inconsiderate builder passing it off as such. One day with no works (namely Sunday) is not enough. We are entitled to a quiet life. With all the building works that have been going on in this area its been like a permanent building site for some years now, and now this! Developers have broken times. Who's going to police this? Its already broken the times!

Covenant on property restricting it to a single dwelling.

## Planning Considerations

Condition 9 (external materials) - The proposed new brickwork is reclaims from demolished buildings on site. The roofing tiles are William Blyth Handmade Clay Weathered Plain tiles. The materials are considered appropriate and acceptable.

Condition 15 (construction management) - The application is accompanied by a construction management plan, which includes the following:

- The site to be heras fenced and have a gated access to segregate the works from members of the public

- Site working hours to be 8am - 5pm Monday to Saturday with no works on Sundays and Bank Holidays, this is due to the project being constructed as a self-build and other works take priority during the working week.
- Any deliveries of skips and materials to be within site working hours between 7:30am and 5pm and be guided into site using the larger access as shown. No site fires.
- Any large power tools and equipment to be used 20 minutes per hour to adhere to safe working practices and turned off when not in use. Where possible electric / battery power tools to be used.
- Dampening down of rooms and closing of windows and doors where possible to help with dust and noise
- All cutting and preparing of materials to be undertaken in an enclosed screened area within the confines of the site
- There will be two main access for the site. The larger access will be used for all construction vehicles, deliveries, loading and un-loading of materials and equipment. Highlighted in green with the storage area in red. The second access will be for small deliveries and site workers vans which is highlighted in blue.
- The site skip will be stored away from boundaries and within the site confines
- Welfare facilities to be at the rear of the site, highlighted in yellow.

It was originally proposed to work 10am to 3pm on Sundays, but this was considered too excessive due to the impact upon neighbouring residents. As a result, it has now been amended to include no working on Sundays.

Concerns have been raised over work being carried out on Saturdays between 8am and 5pm. However, Environmental Protection has raised no objections. The amended working hours are considered acceptable, on balance, given that the project is small scale and is being constructed as a self-build, with other works taking priority during the week. Paragraph 60 of the National Planning Policy Framework, December 2023, indicates that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay." Paragraph 85 states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Concluding, therefore, it is considered that the measures within the amended construction management plan would satisfactorily alleviate noise and general disturbance to nearby residents and adequately protect highway safety without causing unnecessary delay or loss of productivity.

Other matters - Reference has been made to a covenant on the property restricting it to a single dwelling. However, this is a civil matter outside the remit of the planning legislation.

## Conclusion

That conditions 9 and 15 of H23-1116-21 be discharged.