

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0403-21 **Applicant:** Stinders Developments Co Ltd.

Proposal: Details of external materials, boundary treatment/screening, landscaping, construction management, estate road and foul and surface water disposal (Conditions 3, 5, 6, 7, 8, 9 & 10 of H23-1083-20)

Location: The Heathers Stockwell Gate Whaplode

Terminal Date: 12th May 2022

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02	Development Management
03	Design of New Development
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance**National Planning Policy Framework 2021**

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
HIGHWAYS & SUDS SUPPORT	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 3, 5, 6, 7, 8, 9 & 10 of H23-1083-20 (details of external materials, boundary treatment/screening, landscaping, construction management, estate road and foul and surface water disposal).

History

H23-1205-17 - O/A - Residential development together with field access - Granted 9 February 2018

H23-0890-20 - O/A - Residential development together with field access - Granted 2 December 2020.

H23-1083-20 - Full - Residential Development of 9 three, four & five bed properties - Granted 23 March 2021.

Consultation Responses

LCC Highways/SUDs

Does not wish to restrict the grant of permission.

Environmental Protection (Noise)

No objections.

South Holland Internal Drainage Board

If (following testing) a strategy wholly reliant on infiltration is not viable and a 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).

Planning Considerations

Condition 3 (external materials) - Forterra Hampton Rural Blend Red bricks are proposed and Sandtoft Calderdale Edge concrete roof tiles (dark grey). The materials are considered acceptable given that there is an eclectic mix of external materials within the vicinity.

Condition 5 (boundary treatment/screening) - The scheme includes 2 metre high closeboarded fencing along the northern boundary. An existing 2-3 metre high hedge along the southern boundary is within the ownership of the neighbouring resident. The submitted details are considered acceptable.

Condition 6 (landscaping) - The scheme includes additional tree planting and is considered satisfactory.

Condition 7 (construction management) - The submitted Construction Management Plan includes details of traffic management, working hours, security, health and safety, waste management, control of dust, noise, etc. It is considered to be satisfactory.

Condition 8 (estate road junctions with existing highway) - LCC Highways have now given technical approval and raise no objections.

Condition 9 (estate street phasing and completion plan) - LCC Highways have now given technical approval and raise no objections.

Condition 10 (foul and surface water disposal) - Foul water would be disposed off via an existing foul sewer.

Surface water from the roofs would be disposed of to large crate soakaways, which falls within the remit of the building regulations. The applicant intends to dispose of the surface water created by the new impermeable area of the road to the SHIDB maintained watercourse P06 Crown (DRN206G0602) via an existing highway drain. The proposed development will also require land drainage consent in line with the Board's byelaws (specifically byelaw 3). This is a separate matter

that falls within the remit of the SHIDB.

Conclusion

That conditions 3, 5, 6, 7, 8, 9 & 10 of H23-1083-20 be discharged.