DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0545-22**	**Applicant:**	**Mr Dickens**
Proposal:	Details of external materials, landscaping, boundary treatments, acoustic fence, means of foul & surface water disposal, a scheme to deal with contamination and ecological biodiversity measures (Conditions 3, 4, 6, 7, 9, 11 & 13 of H23-0794-21)		
Location:	Orchard Farm Dowsdale Bank Shepeau Stow		
Terminal Date:	7th March 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

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
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 3, 4, 6, 7, 9, 11 & 13 of H23-0794-21 (details of external materials, landscaping, boundary treatments, acoustic fence, means of foul & surface water disposal, a scheme to deal with contamination and ecological biodiversity measures).

Site Description

The site is located on the eastern side of Dowsdale Bank and is historically part of a farmyard, plus associated grassfield. The nearest dwellings are "Willowdale" and "Sunnydale" located to the south-west.

History

H23-0594-20 - Prior approval - Proposed barn conversion into 5 dwellings - Approved 15 October 2020.

H23-0794-21 - Full - Demolition of existing buildings and erection of 4 dwellings - Granted 16 November 2021.

H23-0358-22 - Full - Erection of dwelling - amendment to position of Plot 4 previously approved under H23-0794-21 - Granted 23 May 2022.

Consultation Responses

LCC Highways

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface and treated foul water to a watercourse. In this case, consent would be required under Byelaw 3.

Planning Considerations

Conditions 3 (details of external materials) - the dwellings will be constructed in Old Dark Blend brickwork with Sandtoft Shire Pantiles (Rustic).

Condition 4 (landscaping) - tree planting is proposed, along with shrub and native hedge planting.

Condition 6 (boundary treatment) - native hedging is proposed along the frontage and fencing along the side boundaries. The northern boundary will be partially concealed by future planting.

Condition 7 (acoustic fence) - a 2 x 2 metre high acoustic fence is proposed along the rear boundary adjoining the farmyard.

Condition 9 (means of foul & surface water disposal) - surface water would be disposed of to an existing watercourse to the north and foul water to into a wastewater treatment plant and to discharge the treated effluent into the existing
culvert, which enters the landowners open watercourse and eventually into the IDB drain.

Condition 11 (contamination) - the application is accompanied by a Site Investigation Report and Geo-Environmental Desk Study. Environmental Protection has indicated that the Desk Study is acceptable, but has recommended notes concerning unexpected contamination and asbestos.

Condition 13 (ecological diversity measures) - bird and bat boxes are proposed for each property.

Conclusion

The submitted details are acceptable. It is therefore recommended that conditions 3, 4, 6, 7, 9, 11 &

13 of H23-0794-21 be discharged.