

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0775-21 **Applicant:** Highgrove Homes (Spalding) Ltd.

Proposal: Details of floor & site levels and construction management (Conditions 6 & 10 of H23-0076-21)

Location: Land Rear Of Paw House Cobgate Whaplode

Terminal Date: 13th September 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution

National Guidance

National Planning Policy Framework 2019

NPPF 2021

Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 6 & 10 of H23-0076-21 (Details of floor & site levels and construction management).

Site Description

The site (approximately 1ha) is land to the rear of existing frontage development on the southern side of Cobgate. It was formerly occupied by a number of domestic outbuildings and also structures used in connection with the breeding and training of birds of prey.

History

H23-1145-16 - O/A - Residential development (9 plots) - Granted 4 April 2017.

H23-1179-18 - S73 - Residential development (9 plots) - approved under H23-1145-16. Modification of Condition 4 to remove reference to maximum gross floor space of 1000 square metres - Granted 15 February 2019.

H23-0076-21 - Full - Erection of 7 dwellings - Granted 9 June 2021.

Consultations

LCC Highways/SUDs

Does not wish to restrict the grant of permission.

Planning Considerations

Condition 6 (Flood and Site Levels) - Ground levels are not being raised significantly and finished floor levels are to be set in the region of 300mm in accordance with condition 9. The details are considered acceptable.

Condition 10 (Construction Management Plan) - A construction management plan has been submitted addressing such issues as minimising disturbance upon neighbouring residents, the parking of vehicles of site operatives and visitors, the loading/unloading and storage of materials, etc. The details are considered acceptable. LCC Highways have raised no objections.

Conclusion

That conditions 6 & 10 of H23-0076-21 be discharged.