

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1055-20 **Applicant:** South Lincolnshire Developments Ltd.

Proposal: Details of external materials, landscaping, boundary treatment, driveway details and surface water drainage scheme (Conditions 3, 4, 7, 12 and 14 of H23-0535-18)

Location: The Sycamores Farmyard Church Gate Whaplode

Terminal Date: 18th January 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2019

Sections 12 and 14

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 3, 4, 7, 12 and 14 of H23-0535-18 (details of external

materials, landscaping, boundary treatment, driveway details and surface water drainage scheme).

Relevant Planning History

H23-0535-18 - Full - Residential development - 8 dwellings including private drive - Granted 21 August 2018.

Consultation Responses

LCC Highways - No objections.

South Holland Internal Drainage Board - Land drainage consent will be required to dispose of surface water to a watercourse. Consent will be required to relax Byelaw 10.

Planning Considerations

Condition 3 (External Materials) - The external brickwork would be Forterra Ecstock Shelton Red Multi bricks with either Sandtoft Calderdale Edge (dark grey) or Double Pantile Terracotta roofs. The proposed materials are considered to be appropriate.

Condition 4 (Landscaping) - The landscaping scheme includes the retention of existing trees, including a Sycamore tree which is protected, plus additional tree and hedge planting. The details are considered to be acceptable. Works undertaken within the spread of the preserved Sycamore tree would be carried out in such a manner as to preserve its future welfare.

Condition 7 (Boundary Treatment/Screening) - Boundary treatment would include hedging, plus 1.2 metre fencing in front of dwellings and 1.8 metre fencing around rear gardens. The western boundary adjoining residential property includes retention of an existing 1.9 metre high wall or 1.8 metre fencing. 2 metre high closeboarded fencing would be erected along the boundary adjoining the existing playing field. The submitted details are considered to be acceptable.

Condition 12 (Details of Private Driveway) - The private driveway would be constructed in a combination of permeable paving and tarmac, with gravel driveways. This is considered to be acceptable.

Condition 14 (Surface Water Drainage) - Surface water from the roofs would be disposed of to soakaways. Cover levels would remain similar to that existing.

The site is bordered on its north side by the South Holland Internal Drainage Board's watercourse and the first section of permeably paved private road is immediately adjacent to that watercourse. The Lead Local Flood Authority has indicated that surface water falling onto the permeably paved road will pass through the gaps between the blocks into the voided stone road base and then into the soil beneath. The water will then find its way slowly and by gravity into the Board's watercourse. A swale has also been included alongside the roadway.

The Lead Local Flood Authority goes on to stress that this is a brownfield site which appears to have been covered entirely by either the packing building or a concrete apron. The residential development to be constructed on the site would therefore significantly improve both the permeability of the site and the management of surface water run-off. They therefore raise no objections.

Conclusion

That conditions 3, 4, 7, 12 and 14 of H23-0535-18 be discharged.