

Development Management Delegated Decision Report

B/15/0100/CD4



SUMMARY OF APPLICATION

Application Reference	B/15/0100/CD4
Application Type	Discharge of Condition
Proposal	Application to have details approved relating to condition 5 (Hard and Soft Landscaping) & 12 (Surface Water Management) of planning permission B/15/0100.
Location	Boston College de Montfort Campus, Mill Road, Boston, PE21 0HF
Applicant	Mr Steven Ibbotson, Cyden Homes Ltd
Agent	Steven Ibbotson, Cyden Homes Ltd
Target Decision Date:	29 September 2020
Statutory Expiry Date:	03-Nov-2020
Extension of Time:	
Recommendation	Approve
Report by:	Richard Byrne
Date:	

Consultee responses:

Witham Fourth IDB – received 24th September 2020

- No comment.

Local Highway and Lead Local Flood Authority – received 11th September 2020

- Section 38 Technical Approval has been granted for the site, therefore, the drainage has been approved.

Anglian Water

- Was advised that plans were available on the Council's website, no further comments received.

Officer Appraisal / Comments: Condition 5

The tree and low level planting shown on the landscape layout plan is considered acceptable, sufficiently softening the built form. The Agent has confirmed under separate cover that the gardens will be laid to grass, either seeded or turf (depending on the choice of the purchaser).

The hardstanding shows block paviors on the driveway and Indian stone slabs for the paths to properties and to the rear for the patio area. It is considered the scheme is acceptable.

The boundary treatments comprise metal railing, brick walls mainly in the public realm and close boarded fences to the rear of properties. It is considered the scheme is acceptable.



Officer Appraisal / Comments: Condition 12

The consultees have in principle raised no objection to the plans and specifications of how the site will be drained. Although the comments from Anglian Water are outstanding taking into account a s.104 Agreement has been submitted for the site and no objection has been raised by the IDB and LLFA it is considered this condition has been addressed.

Con No.	Condition	Details submitted	Status
C.5	<p>The first property shall not be occupied until full details of hard and soft landscaping works for the whole site have been submitted to and approved in writing by the local planning authority. The details shall include:</p> <ul style="list-style-type: none">I. hard surfacing materialsII. minor structures/ plantersIII. planting schedules (species, sizes, and planting densities)IV. details of boundary treatment for areas of open space (if applicable)	<p>165-08-01 Rev B Drainage Layout Sheet 1 of 2 165-08-02 Rev D Drainage Layout Sheet 1 of 2 165-01 Rev C Fencing Layout Plan 1 of 4 165-02 Rev C Fencing Layout Plan 2 of 4 165-03 Rev D Fencing Layout Plan 3 of 4 165-04 Fencing Layout Plan 4 of 4 165-7-01 Rev E Paths & Drives Plan 1 of 4 165-7-02 Rev D Paths & Drives Plan 2 of 4 165-7-03 Rev C Paths & Drives Plan 3 of 4 165-7-04 Paths & Drives Plan 4 of 4 165/04D Landscaping Layout Plan</p>	Details agreed
C.12	<p>No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas shall be constructed prior to the approved drainage works being carried out in accordance with the approved surface water strategy.</p>	<p>1507/03-J Road & Sewer Layout Plan 1507/04-H Hydrobrake Manhole Details, Pumping Station Details & Offsite Surface Water & Foul Sewers 165-08-01 Rev B Drainage Layout Sheet 1 of 2 165-08-02 Rev D Drainage Layout Sheet 1 of 2 165-7-01 Rev E Paths & Drives Plan 1 of 4 165-7-02 Rev D Paths & Drives Plan 2 of 4 165-7-03 Rev C Paths & Drives Plan 3 of 4 165-7-04 Paths & Drives Plan 4 of 4 165/04D Landscaping Layout Plan 165/11A Proposed Slab Levels Plan</p>	Details agreed

NOTES FOR DECISION NOTICE: