

SUMMARY OF APPLICATION

Application Reference	B/17/0317/NMA4
Application Type	Non-material Amendments
Proposal	Application under S.96A for a non-material amendment to approval B/17/0317 to allow the omission of the stone heads above the first floor windows on the house type 912
Location	Heron Park, Wyberton Low Road, Boston, PE21 7SQ
Applicant:	Mr William Nuttall, Chestnut Homes Limited
Agent:	
Target Decision Date:	n/a
Statutory Expiry Date:	13-Jan-2021
Extension of Time:	n/a
Recommendation	APPROVE
Report by:	Trevor Thompson
Date:	29 th December 2020

Proposed amendments relate to:

Omission of the stone heads above the first floor windows on the house type 912 - affecting plots 54, 55, 62, 63, 66, 67, 68, 69, 70 & 71

Officer Appraisal / Comments:

The Government recognises that issues may arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990.

There is no statutory definition of what constitutes a Non-Material amendment. However, the local planning authority must have regard to the effect of the change on the scheme as a whole.

A hybrid outline application was approved on the 7th November 2018 for residential development for 200 dwellings consisting of the construction of 71 dwellings and associated infrastructure (phase 1) including access, layout, scale, landscaping and appearance and the construction of 129 dwellings with all matters reserved on this site. Permission was granted subject to 23 conditions including condition 2 which listed all approved plans. This condition has already been amended by approvals NMA1, 2 and 3.



In February 2019, approval of reserved matters was granted for the construction of 32 dwellings plus associated roads, parking areas, and attenuation basis (i.e. phase 2). (ref B/18/0489)

No other applications have been submitted for any later phases.

This current application is effectively to vary condition 2 attached to permission B/17/0317 for the fourth time and seeks to make a minor modification to the external appearance of house type 912. The application has been submitted along with application B/18/0489 NMA 3 which relates to the same amendment to the same dwelling type on phase 2.

The approved plan is 'type 912-02 **rev A** which is shown below.



Type 912 Elevations

Orig. no. 912-02 Rev A scale 1:100 @ A3 August 2017

Rev A - 01/05/2018 - Name and drawing number updated in Type 912



The proposed amended plan is 'type 912-02 **rev B** is shown below.



type 912 Elevations

sp. no. 912-02 Rev B scale 1:100 & 1:50 August 2017

v.0: 15.08.2016 - Issues and drawing number updated to Type 912

v.0: 15.12.2016 - Issues updated from Rev B drawings. Rev B submitted to all 10/10/2016 approved



The omission of the stone heads above the first floor windows on the house type 912 is a very minor alteration and will not undermine the design quality of this scheme.

Please note that the omission of the chimneys was approved by NMA 2 relating to all dwellings on this phase. (Layout plan ref HWB/001 rev M)

Given the scale of the development, the proposed amendments do not significantly alter the approved scheme, when taken as a whole, it is considered that the proposal would be in accordance with relevant provisions of National Planning Practice Guidance in relation to Non-Material amendments.

It is therefore recommended that condition 2 is amended (as shown in bold below) and changes the approved plan relating to dwelling type 912 from revision A to revision B.

NOTES FOR DECISION NOTICE: None

CONDITIONS / LIST OF AMENDED PLANS

The development hereby permitted forming phase 1 of this development shall be carried out in accordance with the following approved plans:

- Site location plan ref HWB.0030P rev B
- Planning layout – phase 1 and 2 ref HWB/001 rev R
- Illustrative masterplan
- Type 912 floor plans – 01 rev A
- **Type 912 elevations -02 rev B**

- Type 913– plans and elevations V1 01 rev B
- Type 927 –V1 01- plans
- Type 927-V1 02- elevations
- Type 927-V4-01- plans
- Type 927-V4-02- elevations
- Type 920 V2 Floor plan – 01 rev B
- Type 920 V2 Elevations – 02 rev B
- Type 926 V3 01 rev C – plans and elevations
- Type 909 floor plans and elevations -01 rev A
- Type 920 V2 3 Block floor plans 01 rev B
- Type 920 V2 3 Block elevations 02 rev B
- Type 927 Block B V4 3 Block 01 rev D (plans)
- Type 927 Block B V4 3 Block 02 rev C (elevations)
- Type 913 (Block C) V1 and 925 V1 3 block 01 rev A –plans
- Type 913 (Block C) V1 and 925 V1 02 rev B - elevations
- Type 920 (Block A) V2 3 block 01 rev A -plans
- Type 920 (Block A) V2 3 block 02 rev A -elevations
- Type 920 (Block D) V2 and 913 01 rev A -plans
- Type 920 (Block D) V2 and 913 02 rev A – elevations
- Type 913 (3 block) 01 rev A -plans
- Type 913 (3 block) 02 rev A - elevations
- Type 925 (block E) V4 01 rev A - plans
- Type 925 (block E) V4 02 rev A - elevations
- Type 927 (Block F) V4 01 rev B - plans
- Type 927 (Block F) V4 02 rev B – elevations
- Block H 01 rev B (plans)
- Block H 02 rev B (elevations)
- Wall and fencing ref detail 6 rev I.

And the recommendations contained within the preliminary Ecological Appraisal and water vole survey report- Deltasimons July 2017.

LIST OF PLANS TO BE SUPERSEDED

- Type 912 elevations -02 rev A