

# Development Management Delegated Decision Report

B/18/0207/CD1



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/18/0207/CD1
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Application to discharge Conditions C3 (Landscaping works), C5 (flood warning plan) and C6 (Cycle stands) following approval B/18/0207 (Erection of showroom for sales and display of bathroom and kitchen equipment and associated merchandise (Class A1), plus new car park and associated development)
<b>Location</b>	Land South Of Wallace Way, The Quadrant, Wyberton, Boston, PE21 7TD
<b>Applicant</b>	Parkland Developments
<b>Agent</b>	Mr Steve Dunn, Steven Dunn Architects Limited
<b>Target Decision Date:</b>	14 September 2021
<b>Statutory Expiry Date:</b>	18-Oct-2021
<b>Extension of Time:</b>	N/R
<b>Recommendation</b>	Discharge Conditions
<b>Report by:</b>	Emma Dennis
<b>Date:</b>	12/10/2021

### Officer Appraisal / Comments:

Full planning permission (B/18/0208) was approved on 19/10/2018 for the erection of showroom for sales and display of bathroom and kitchen equipment and associated merchandise (Class A1), new car park and associated development at Land South Of Wallace Way, The Quadrant, Wyberton, Boston, PE21 7TD.

**Condition 3** required the approval of the landscaping works. Details have been submitted showing the type of trees, shrubs and plant species chosen for their biodiversity and the type of fencing to be used.

It is therefore considered appropriate for Condition 3 of B/18/0207 to be discharged.

**Condition 5** required the approval of details that shows the provisions and implementation of a flood warning evacuation plan (FWEP). A FWEP has been submitted and the Environment Agency was consulted on the application and their response is summarised below:

The Environment Agency have no comments to make. On the original application the Environment Agency recommended that a flood warning and evacuation plan (FWEP) is obtained, however the EA also confirmed that they do not comment or approve the adequacy of proposed flood emergency response procedures accompanying development proposals.

It is therefore considered appropriate for Condition 5 of B/18/0207 to be discharged.

**Condition 6** required the approval of two cycle parking stands within the application site. Details have been submitted showing the location within the application site and design and size of the two cycle parking stands.



It is therefore considered appropriate for Condition 6 of B/18/0207 to be discharged.

<b>Condition number</b>	<b>Condition</b>	<b>Details submitted</b>	<b>Status</b>
C.3	All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality..	2448-A3-10a Proposed Landscaping Plan	Details acceptable.
C.5	No development shall take place above ground level until details are submitted to and approved in writing by the Local Planning Authority that shows the provision and implementation of a flood warning evacuation plan. The flood warning and evacuation plan shall be carried out in accordance with the approved details.	Flood Evacuation Plan – RLC/0868/FEP01 Dated 23/08/2021.	Details acceptable.
C.6	No development shall take place above ground level until details are submitted to and approved in writing by the Local Planning Authority that shows the provision of two cycle parking stands within the application site. The cycle stands as may be approved shall be installed before the retail unit is brought into use and retained thereafter.	2448-A3-10a Proposed Landscaping Plan	Details acceptable.

**NOTES FOR DECISION NOTICE:**