

Development Management Delegated Decision Report

B/18/0399/CD1



SUMMARY OF APPLICATION

Application Reference	B/18/0399/CD1
Application Type	Discharge of Condition
Proposal	Application to have details approved relating to Conditions 4 (Drainage and water infrastructure), 7 (Materials) , 8 (Bin Collection areas), 12 (Roads, footways and junctions), 13 (Surface Water Drainage) and 14 (Construction Management Plan) of planning permission B/18/0399.
Location	Land to the west of 90, 92 and 94 Fenside Road, Boston
Applicant	Mr Lee Russell, Seagate Homes Ltd
Agent	---
Target Decision Date:	12 September 2020
Statutory Expiry Date:	14-Oct-2020
Extension of Time:	---
Recommendation	Approve
Report by:	Richard Byrne
Date:	21 st April 2021

OFFICER APPRAISAL

Consultee Responses

Anglian Water – received 24 September 2021

- Foul Water Comments: The foul proposals are acceptable to Anglian Water, we can therefore recommend discharge of condition 4
- Surface Water Comments: The surface water is not relevant to Anglian Water as is discharging to a ditch/watercourse. We therefore cannot recommend discharge of condition 13.

Black Sluice IDB -

- No objection in principle to the drainage plans as amended.

Environmental Health – received 1 December 2020

- Having looked at the CMS statement it appears it is the hours of operation only which have changed. Essentially extending Saturday hours from the current 09.00hrs to 12.00hrs to 08.00hrs to 14.30hrs + a caveat for exceptions. The hours requested are not unreasonable in themselves. This still provides most of the weekend free of activity for neighbours. Central Government did give some advice to LA Planners regarding construction hours during the first lockdown which indicated a reasonable balance needed to be struck to allow the construction industry to continue to develop and recover!! In light of the guidance they may have indeed pressed for longer hours!

Environmental Operations – received 20 October 2020

- No objection in principle

Highway Authority and LLFA – 31 March 2021

- Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead



Local Flood Authority) has concluded that the submitted details are satisfactory and therefore, does not wish to object to this planning application.

Officer Assessment

Condition 4

Taking into account the comments from Anglian Water it is considered the submitted suite of drawings satisfies this condition.

Condition 7

The submitted external material schedule shows the dwellings to be constructed with a combination of Burwell Buff, Kimbolton Red Multi, Calderdale Slate Grey, Double Pantile Rustic and Terracotta.

The dwellings will have black composite front doors, white PVCu windows and black rainwater goods.

It is considered the palette of materials satisfies this condition to enable commencement of the development.

Condition 8

The details shown on the submitted drawing (FSB-SH-MRP-AR-1001 - Maintenance Responsibilities Plan (Rev E)) show bin storage areas for collection days. As such it is considered these details satisfy this condition.

Condition 12

The suite of drawings have been duly considered and satisfy this condition to enable commencement of the development.

Condition 13

The suite of drawings showing how the site is to be drained have been duly considered and satisfies this condition to enable commencement of the development.

Condition 14

Taking into account the comments from Environmental Health it is considered the CMP Rev A satisfies this condition.

For clarification purposes the site hours of operation comprises the following:

- 07.30 to 17.30 hours Monday to Friday (contractors can attend from 7am but no on-site operations prior to 7.30am)
- 08.00 to 14.30 hours Saturdays.

No working Sundays or Bank Holidays. (with the exception of attendance for security and if pumps/generators are on 24hrs per day they may need attendance to refuel).

Con No.	Condition	Details submitted	Status
C4	Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include: - A scheme for the provision of mains foul sewerage infrastructure on and off the site - Details of connection point(s) and discharge rate(s)	<ul style="list-style-type: none"> To avoid repetition the drawings and specifications which are considered against this condition are noted below under C12 and C13. 	Details agreed
C7	No development shall take place above damp proof course, until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	<ul style="list-style-type: none"> External Materials Schedule Rev A – revision date 5 January 2021 	Details agreed
C8	No development shall take place above damp proof course, until details of the bin collection areas for all private drives have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	<ul style="list-style-type: none"> FSB-SH-MRP-AR-1001 - Maintenance Responsibilities Plan (Rev E) 	Details agreed
C12	Prior to the construction of any road or building, details of all roads (including footways and junctions) shall be submitted to, and approved in writing by, the Local Planning Authority. Before any dwelling is occupied, all of that part of the estate road (including associated footways and junction with the main road) that serves that dwelling shall be laid out and constructed in accordance with the agreed details.	<ul style="list-style-type: none"> 12079-WMS-ZZ-XX- DR-C-39501 P8 12079-WMS-ZZ-XX- DR-C-39502 P2 12079-WMS-ZZ-XX- DR-C-39503 P4 12079-WMS-ZZ-XX- DR-C-39504 P4 12079-WMS-ZZ-XX- DR-C-39505 P4 12079-WMS-ZZ-XX- DR-C-39506 P2 12079-WMS-ZZ-XX- DR-C-39507 P3 12079-WMS-ZZ-XX- DR-C-39510 P8 12079-WMS-ZZ-XX- DR-C-39511 P7 1914_LTG_5000_A1, 410.SL.01 Rev E 	Details agreed
C13	Prior to the construction of any building above damp proof course, a detailed surface water drainage scheme shall be submitted to the Local Planning Authority for agreement in writing. The scheme shall: - Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development; - Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100	<ul style="list-style-type: none"> 12079-WMS-ZZ-XX-DR-C-39200-S8-P3 12079-WMS-ZZ-XX-DR-C-39201-S8-P11 12079-WMS-ZZ-XX-DR-C-39202-S8-P8 12079-WMS-ZZ-XX-DR-C-39203-S8-P7 12079-WMS-ZZ-XX-DR-C-39204-S8-P7 12079-WMS-ZZ-XX-DR-C-39205-S8-P3 12079-WMS-ZZ-XX-DR-C-39206-S8-P1 12079-WMS-ZZ-XX-DR-C-39207-S8-P1 12079-WMS-ZZ-XX-DR-C-39208-S8-P1 12079-WMS-ZZ-XX-DR-C-39210-S3-P5 12079-WMS-ZZ-XX-DR-C-39211-S3-P3 12079-WMS-ZZ-XX-DR-C-39212-S3-P4 	Details agreed

	<p>year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <ul style="list-style-type: none"> - Provide attenuation details and discharge rates which shall be restricted to a level that shall be submitted to and agreed by the Local planning Authority - Provide details of the timetable for any phasing of implementation for the drainage scheme; and - Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or statutory undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing, and all surface water measures relating to that phase and dwelling have been completed. The approved scheme shall be retained and maintained in full in accordance with the approved details. 	<ul style="list-style-type: none"> • 12079-WMS-ZZ-XX-DR-C-39213-S3-P1 • 12079-WMS-ZZ-XX-DR-C-39214-S3-P2 • 12079-WMS-ZZ-XX-DR-C-39505-S8-P3 • 12079-WMS-ZZ-XX-DR-C-39506-S8-P2 • FEH - 30yr 100_40yr, • FSR- 30yr 100_40yr, • SW Discharge Consent 2020-D03 Part A S01, • AW Correspondence, • Fenside S106 AW APPROVAL – for a 300mm diameter foul sewer in Fenside Road via a newly built manhole as shown on Drg No. 12079-WMS-ZZ-XX-DR-C-39201-S8-P2; • 12079-WMS-ZZ-XX- DR-C-39501 P8 • 12079-WMS-ZZ-XX- DR-C-39502 P2 • 12079-WMS-ZZ-XX- DR-C-39503 P4 • 12079-WMS-ZZ-XX- DR-C-39504 P4 • 12079-WMS-ZZ-XX- DR-C-39505 P4 • 12079-WMS-ZZ-XX- DR-C-39506 P2 • 12079-WMS-ZZ-XX- DR-C-39507 P3 • 12079-WMS-ZZ-XX- DR-C-39510 P8 • 12079-WMS-ZZ-XX- DR-C-39511 P7 	
C14	<p>Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.</p>	<ul style="list-style-type: none"> • Construction Method Statement Rev A dated 23 November 2020 • Site Plan – Construction Management Plan – Drawing Number: FSB-SH-SP-CMP-1000 Rev C 	Details agreed
NOTES FOR DECISION NOTICE:			

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