

Development Management Delegated Decision Report

B/18/0528/NMA



SUMMARY OF APPLICATION

Application Reference	B/18/0528/NMA
Application Type	Non-material Amendments
Proposal	Application for a Non-Material Amendment following approval B/18/0528 to make changes to the Materials Schedule Rev 2 to facilitate a change in Brick Colour
Location	Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston, PE21 0PT
Applicant:	Miss Brittany Beards, Gleeson Homes
Agent:	
Target Decision Date:	
Statutory Expiry Date:	02-Apr-2021
Extension of Time:	N/R
Recommendation	Approve Non-Material Amendments
Report by:	Emma Dennis
Date:	22/03/2021

Proposed amendments relate to:

To change the brick type on the plots due to significant shortages in supply of some brick types.

Full details of the brick type changes have been submitted along with a plan showing which plots will be affected by the change.

No consultations were needed.

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.

This proposed change will visually alter the approved scheme, however, the brick samples submitted are very similar to the ones previously approved and this amendment has only



been requested due to a national shortage of certain bricks. As such it is considered that had the proposals been presented in this form at application stage, they would likely have been approved. On the basis that the changes will not harm residential amenity or the character of the area it is considered that these amendments are non-material in nature and are acceptable.

As the proposed amendment does 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.

Accordingly, it is recommended that the amendments be approved.

NOTES FOR DECISION NOTICE:

CONDITIONS / LIST OF AMENDED PLANS

2. The development hereby approved shall be carried out in accordance with the following approved plans:

Site location plan ref 3040-0-000
Proposed site layout ref 3040-0-001 U
Toot Lane section 38 Layout ref 02.01 rev B
Section 38 contour layout ref 02.02 rev A
Section 104 Layout ref 03 rev B
Typical highway construction details - sheet 1 of 2 ref 04.01 rev A
Typical highway construction details -sheet 2 of 2 ref 04.02
Longitudinal sections sheet 1 of 3 ref 06.01 rev A
S15 flow control manhole ref 12.02
Attenuation basin layout and location plan ref 14.01 rev A
Attenuation basin - section and details - sheet 1 of 2 ref 14.02 rev A
Attenuation basin- sections and details -sheet 2 of 2 ref 14.03 rev A
Typical swale layout - sections and details - ref 14.04 rev B
Swale location layout ref 14.05 rev A
Swale and outlet layout ref 14.06 rev A
Surfacing layout ref 15
Kerbing layout ref 16
Vehicle tracking ref 18
Drainage feasibility layout ref SK02 rev C
Type 201 - elevations (urban 13) ref 13/201-02 rev D
201 dwelling type ref 201/1F
Type 202 - elevations (urban 13) ref 13/202-02 rev E
202 dwelling type ref 202/1F
Type 212 elevations (urban 13) ref 13/212-02 rev A
212 dwelling type ref 212/1-
Type 301 - elevations (urban) ref 13/301-02 rev E
301 dwelling type ref 301/1G
Type 303 elevations (urban) ref 13/303 -02 rev E
303 dwelling type ref 303/1E
Type 304 elevations (urban 13) ref 13/304-02 rev F
304 dwelling type ref 304/1E
Type 307 elevations (urban 13) ref 13/307 -02 rev E
307 dwelling type ref 307/1B
Type 309 elevations (urban 13) ref 13/309 -02 rev C

309 dwelling type ref 309/1E
Type 310 elevations (urban 13) ref 13/310-02 rev C
310 dwelling type ref 310/1D
13/313/314-2 Rev A - Type 313 (semi) and type 314 (detached) Elevations (Urban 13
313 dwelling type ref 313/1-
314 dwelling type ref 314/1-
Type 401 elevations (urban 13) ref 13/401 -02 rev C
401 dwelling type ref 401/1G
Type 403 elevations (urban 13) ref 13/403-02 rev B
403 dwelling type ref 403/1G
Detailed landscape proposals (1 of 2) ref 2882/1 Rev B
Detailed landscape proposals (2 of 2)
Materials schedule (as amended) revision 3
Boundary treatments - 1800mm high timber fence ref SD-100 rev E
Boundary details -post and wire fence ref SD 103 rev B
Detached garage details- single- ref SD 700 rev A
Detached garage details -double- ref SD 701 rev A
Garage threshold/crushed aggregate drive details ref SD712 rev G
Play equipment details ref PL4782/6815/1 - indicative

LIST OF PLANS TO BE SUPERCEDED

Materials schedule (as amended) revision 2