

Development Management Delegated Decision Report



SUMMARY OF APPLICATION

Application Reference	B/19/0040/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Condition 5 (Water Consumption), C6 (Materials), C9 (Archaeological Work), C10 (Ecology Survey), C11 (Pollution Reduction), C15 (Vehicular Access) & C16 (Construction Management Plan) of planning permission B/19/0040
Location	Land off London Road, Kirton, Boston, PE20 1JE
Applicant	Mr Gavin Baxter, Ashley King (Developments) Ltd
Agent	
Target Decision Date:	14 January 2022
Statutory Expiry Date:	17-Feb-2022
Extension of Time:	10 th June 2022
Recommendation	Discharge Conditions
Report by:	Lauren Birkwood
Date:	7 th June 2022

Officer Appraisal / Comments:

Full planning permission was approved on the 13th December 2021 for residential development consisting of 139 dwellings, including associated roads, public open space and drainage infrastructure at Land off London Road in Kirton.

Condition 5 – Water Consumption

Condition 5 required that the water consumption of each dwelling should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations). Details have been provided by the applicant including water consumption details of open market, shared ownership and rented housing. The details show that it would not exceed 110 litres per person per day. On this basis, Condition 5 can be discharged.

Condition 6 - Materials

Materials have been provided by the applicant including brickwork, roof tiles and guttering. The materials are considered acceptable and would not impact on the character and appearance of the area. On this basis, Condition 6 can be discharged.

Condition 9 – Archaeological Work

A written scheme of investigation for archaeological evaluation and a report on the findings of the programme of archaeological trial trenching have been submitted. Heritage Lincolnshire has reviewed this information and confirm that both documents meet the requirements of this office. Based on the results of the investigation, no further archaeological work is required and Condition



9 can be discharged.

Condition 10 – Ecology Survey

Condition 10 requires that the development accords with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited. Further information has been provided including bat and bird boxes, and hedgehog houses to be installed on site. These details are considered acceptable.

Condition 11 – Pollution Reduction

Details of electric vehicle charging points have been provided which confirms that provision of a 7 kW car charger will be installed at most private plots, and remaining plots and affordable plots will have a 13 amp external socket for provision of a car charging facility. The Council's Environmental Health Officer has reviewed this information and has confirmed it is acceptable. On this basis, Condition 11 can be discharged.

Condition 15 – Vehicle Access

Condition 15 states "There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall be incorporated into the development to prevent any such access being formed at any time". The Construction Management Plan provided confirms that no access will be permitted via or onto Woodside Road from or to the development. The Lincolnshire County Council have confirmed this is acceptable.

Condition 16 – Construction Management Plan

A Construction Management Plan has been provided which includes details of site working hours, control of dust and noise management. These details have been reviewed by the Council's Environmental Health Officer and the Lincolnshire County Council. They have confirmed the details are acceptable and Condition 16 can be discharged.

As outlined above, it is agreed that Condition 5 (Water Consumption), C6 (Materials), C9 (Archaeological Work), C10 (Ecology Survey), C11 (Pollution Reduction), C15 (Vehicular Access) & C16 (Construction Management Plan) of planning permission B/19/0040 are discharged.

Condition number	Condition	Details submitted	Status
C.5	<p>The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>A notice confirming the</p>	<p>Water Calculations Open Market and Shared Ownership – Received 22nd December 2021.</p> <p>Water Calculations Rented Housing – Received 22nd December 2021.</p>	Acceptable.

	<p>requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p>		
C.6	<p>No development shall take place above ground level 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.</p>	<p>Materials Site Layout - 90A-MSL-001</p>	<p>Acceptable.</p>
C.9	<p>No development shall take place until the applicant has secured a programme of archaeological work, which shall include trial trenching, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.</p>	<p>Archaeological Evaluation Report – dated August 2019</p> <p>Written Scheme of Investigation for Archaeological Evaluation – dated February 2019</p>	<p>Acceptable.</p>
C.10	<p>The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited.</p>	<p>Biodiversity Plan - 90A-BDP-01</p>	<p>Acceptable.</p>
C.11	<p>Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed</p>	<p>Double Garage - 90A-DG-001</p> <p>Double Shared Garage - 90A-DSG-001</p> <p>Garage Section and Foundation - 90A-GSF-001</p> <p>Single Garage 1 - 90A-SG-001</p>	<p>Acceptable.</p>



<p>C.15</p> <p>C.16</p>	<p>in accordance with the approved measures.</p> <p>There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall incorporated into the development to prevent any such access being formed at any time.</p> <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>	<p>Construction Management Plan - 90A-CMP-001</p> <p>Construction Management Plan - 90A-CMP-001</p>	<p>Acceptable.</p> <p>Acceptable.</p>
<p>NOTES FOR DECISION NOTICE:</p>			

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