

Development Management Delegated Decision Report

B/19/0520/CD2



SUMMARY OF APPLICATION

Application Reference	B/19/0520/CD2
Application Type	Discharge of Condition
Proposal	Application for the Approval of Conditions C9 (Types of Units), C10 (Landscaping), C11 (Landscape Management Plan), C12 (Schedule of Landscape Management), C14 (Lighting), C19 (Construction Ecological management Plan), C21 (Foul Water) and C22 (Surface Water) for Phases 3 and 4 of Approval B/19/0520
Location	Boston West, Golf Course, Langrick Road, Hubberts Bridge, Boston, PE20 3SG
Applicant	Away Resorts Ltd, Boston West Holiday Park Ltd
Agent	Mr Paul Harwood, Avison Young
Target Decision Date:	
Statutory Expiry Date:	27-Sep-2021
Extension of Time:	N/R
Recommendation	APPROVE
Report by:	Emma Dennis
Date:	18/08/2021

Officer Appraisal / Comments:

Planning permission was approved on 22nd September 2020 for Hybrid planning application seeking:

- Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, hardstanding's and access routes; provision of a sales area including siting of "show units" and associated parking; and
- Outline planning permission (all matters reserved) for the development of a "hub" building of up to 12,000sqm total floor space - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works.

This application is to discharge the conditions relating to Phase 3 and Phase 4 of the development.

Plans and documents have been submitted to discharge conditions 9, 10, 11, 12, 14, 19, 21 and 22 and the following consultations have taken place:

- Environmental Health
- Lincolnshire County Council (Local Highway and Lead Local Flood Authority)
- Arboricultural Consultant
- Anglian Water
- Environment Agency
- Black Sluice Internal Drainage Board



Condition number	Condition	Details submitted	Status
C9	Prior to siting of any caravans within any phase, details of the types of unit (including size, design and proposed materials for the caravan units) to be sited within that phase, shall be submitted to and approved in writing by the Local Planning Authority. Only those types of unit approved shall be sited within each phase.	Phase 3 Base Development - Details of the Types of Units to be Sited.	Details acceptable.
C10	With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed scheme of landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of both hard and soft landscape works (including new planting) and earthworks. The scheme as approved shall be completed in full not later than the end of the first planting season following the occupation of the final holiday unit in each phase.	LN-1-01 Rev 0 Phase 3 Legend, Notes and Planting Schedules. LN-2-01 Rev 0 Phase 4 Legend, Notes and Planting Schedule. LP-1-01 Rev 0 Phase 3 Key Plan. LP-2-01 Rev 0 Phase 4 Key Plan. PP-1-01 Rev 0 Phase 3 Planting Plan 1 of 2. PP-1-02 Rev 0 Phase 3 Planting Plan 2 of 2. PP-2-01 Rev 0 Phase 4 Planting Plan 1 of 4. PP-2-02 Rev 0 Phase 4 Planting Plan 2 of 4. PP-2-03 Rev 0 Phase 4 Planting Plan 3 of 4. PP-2-04 Rev 0 Phase 4 Planting Plan 4 of 4.	Details acceptable.
C11	With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed a landscape management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas and areas of new planting within that phase. Each phase of the site shall thereafter be managed in accordance with the management plan at all times.	Boston West Holiday Lodges: Phase 3 and 4 Landscape management Plan 01 June 2021.	Details acceptable.

C12	<p>With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase, a detailed schedule of landscape maintenance for that phase shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall cover a period of not less than 5years from the first occupation of the last unit within each phase or the completion of the landscaping/planting within that phase whichever is the later. Landscape maintenance shall be undertaken in accordance with the agreed schedule for that phase only.</p>	<p>Boston West Holiday Lodges: Phase 3 and 4 Landscape management Plan 01 June 2021.</p>	<p>Details acceptable.</p>
C14	<p>Prior to the installation of any lighting within each phase or within the sales area, details of the location and type of lighting to be installed, along with details of illumination levels, any shielding proposed, and timing of the illumination, shall be submitted to the Local Planning Authority for agreement in writing. Any lighting shall then only be installed in accordance with the agreed details.</p>	<p>4471-213 Proposed Lighting Plan Details Phase 3 and 4.</p>	<p>Details acceptable.</p>
C19	<p>With the exception of the works to be undertaken within phase 1, no development or works (including ground works and vegetation clearance) shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and been approved by the Local Planning Authority.</p> <p>Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.</p> <p>Suggested topics for inclusion into the</p>	<p>Avison Young - Construction and Environmental Management Plan July 2021.</p>	<p>Details acceptable.</p>

	<p>CEMP should include but not be limited to:</p> <p>Scheme description</p> <p>Identification of areas/species of conservation interest</p> <p>Risk assessment of potentially damaging activities and identification of biodiversity</p> <p>Protection zones/sensitive areas</p> <p>Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.</p> <p>Incorporation of SuDS and Green Infrastructure</p> <p>Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.</p> <p>The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.</p> <p>Responsible persons and lines of communication.</p> <p>Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.</p> <p>Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5years</p>		
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	<p>from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.</p> <p>The development of the site shall then only proceed in accordance with the agreed Construction Ecological Management Plan (CEMP).</p>		
C21	<p>With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of foul water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include connection points, discharge rates, and timetable for the provision of any required foul drainage infrastructure - which may include on and off-site works. All required works relating to that phase, shall then be delivered in accordance with the approved scheme.</p>	<p>2011/03-B Proposed AWS Ltd Section 30 Sewer Requisition, Section 104 Agreement, Schematic Drawing. 2011/04-C Road and Sewer Layout Sheet 1 of 11. 2011/05-C Road and Sewer Layout Sheet 2 of 11. 2011/06-C Road and Sewer Layout Sheet 3 of 11. 2011/07-A Road and Sewer Layout Sheet 4 of 11. 2011/09-A Road and Sewer Layout Sheet 6 of 11. 2011/15-C Proposed AWS Ltd Foul Water Pumping Station General Arrangement, Section Through Showing Storage Arrangement. 2011/16-C Road and Sewer Long Sections Sheet 1 of 6. 2011/17-B Road and Sewer Long sections Sheet 2 of 6. 2011/22-A Proposed AWS Ltd Section 30 Sewer Requisition Drawing. 2011/23-A Washout Valve Construction Details 125mm OD HPPE SDR11 Rising Main. 2011/24-A Proposed AWS Ltd Section 30 Sewer Requisition Manhole Schedule.</p>	Details acceptable.
C22	<p>With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of surface water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority.</p>	<p>2011/03-B Proposed AWS Ltd Section 30 Sewer Requisition, Section 104 Agreement, Schematic Drawing. 2011/04-C Road and Sewer Layout Sheet 1 of 11. 2011/05-C Road and Sewer Layout Sheet 2 of 11.</p>	Details acceptable.

	<p>These details shall be based upon be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and shall include:</p> <p>details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 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> <p>details of connection points, attenuation details and discharge rates (which shall be restricted to greenfield run off rate);</p> <p>details of the timetable provision of for the surface water drainage scheme; and</p> <p>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.</p> <p>All required works relating to that phase, shall then be delivered in accordance with the approved scheme.</p>	<p>2011/06-C Road and Sewer Layout Sheet 3 of 11. 2011/07-A Road and Sewer Layout Sheet 4 of 11. 2011/09-A Road and Sewer Layout Sheet 6 of 11. 2011/15-C Proposed AWS Ltd Foul Water Pumping Station General Arrangement, Section Through Showing Storage Arrangement. 2011/16-C Road and Sewer Long Sections Sheet 1 of 6. 2011/17-B Road and Sewer Long sections Sheet 2 of 6. 2011/22-A Proposed AWS Ltd Section 30 Sewer Requisition Drawing. 2011/23-A Washout Valve Construction Details 125mm OD HPPE SDR11 Rising Main. 2011/24-A Proposed AWS Ltd Section 30 Sewer Requisition Manhole Schedule.</p>	
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NOTES FOR DECISION NOTICE:

It is advised to contact the Black Sluice IDB as the Board has machine access issues to its maintained watercourse on the south west boundary of the site due to unconsented trees and other planting. The applicant has yet to contact the Board regarding this matter.