

# Development Management Delegated Decision Report



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/20/0095/CD1
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Application to have details approved relating to Conditions 3 (Contamination), 6 (Driveway and Parking Areas), 7 (Water Drainage Systems), 8 (External Features), 9 (Fencing Scheme), 13 (Biodiversity), 14 (Landscaping) of planning permission B/20/0095
<b>Location</b>	Holland House Farm, Kirton Drove, Kirton Fen, Boston, LN4 4QN
<b>Applicant</b>	Mr Christian Lomas
<b>Agent</b>	Mr Phil Scrafton, Globe Consultants Limited
<b>Target Decision Date:</b>	11 August 2020
<b>Statutory Expiry Date:</b>	07-Sep-2020
<b>Extension of Time:</b>	<b>TBC</b>
<b>Recommendation</b>	Details acceptable
<b>Report by:</b>	Emma Dennis
<b>Date:</b>	23/09/2020
<b>Officer Appraisal / Comments:</b>	
<p>Planning permission was granted on 25<sup>th</sup> June 2020 for the rebuilding of barns to form 2 dwelling homes. Conditions 3 (contamination), 6 (driveway and parking areas), 7 (water drainage systems), 8 (external features), 9 (fencing scheme), 13 (biodiversity) and 14 (landscaping) required approval before development takes place.</p> <p>A remediation strategy and the following plans have been submitted with this discharge of conditions application:</p> <ul style="list-style-type: none"> <li>• 19-0208-02F Proposed Sections and Elevations</li> <li>• 19-0208-10 Existing and Overlay Sections</li> <li>• 19-0208-11 Existing Floor Plans</li> <li>• 19-0208-20A Proposed Boundary Treatment, Landscaping and Drainage Plan</li> </ul> <p><u>Consultations</u>  Environmental health – No objections  LCC Highways/SUDs – No observations  Environment Agency – No comments</p>	



### Third Party Representations

An objection was received from the occupier of Holland House Farm regarding the boundary treatment, raised floor levels, privacy, loss of residential amenity and parking positions.

An amended plan was submitted on the 15<sup>th</sup> September showing the provision of a managed Goat Willow hedgerow to be planted along the boundary (on the application site) which would aid in minimising any detrimental impacts resulting from the planned parking area.

### **Conclusion:**

The details submitted have been assessed and are all acceptable based upon the requirements of the conditions. Therefore confirmation can be provided in relation to 3, 6, 7, 8, 9, 13 and 14, which would following completion of the development in accordance with the agreed details be discharged.

Condition number	Condition	Details submitted	Status
3	<p>No further development shall take place on the site until a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority.</p> <p>Remediation of the site shall be carried out in accordance with the approved remediation strategy and no deviation shall be made from this scheme without the express written agreement of the LPA.</p>	Remediation Strategy 19-0923.03, dated July 2020	Details acceptable
6	<p>No further development shall take place on the site until a layout plan showing the driveway, parking areas serving each dwelling unit and turning facility shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out as approved before occupation of the dwelling units.</p>	19-208-20A Proposed boundary treatment, landscaping and drainage plan, submitted 15/09/2020	Details acceptable
7	<p>No further development shall take place on the site until full details of the proposed surface water and foul water drainage systems shall be</p>	19-208-20A Proposed boundary treatment,	Details acceptable

	submitted to and approved in writing by the Local Planning Authority. The work shall be carried out as approved before occupation of the development.	landscaping and drainage plan, submitted 15/09/2020.	
8	No further development shall take place on the site until a detailed elevation plan showing all proposed external features including stone corbelling, cills and steps, timbers, tie irons and blacksmith ties shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved.	19-0208-02F Proposed sections and elevations, dated Aug 2019.	Details acceptable
9	No further development shall take place on the site until a layout plan showing a fencing scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include a fence along the boundary shared with Holland House Farm which shall be designed and at an adequate height in order to maintain privacy given the raised floor levels of the two dwellings. The fencing scheme as may be approved shall be erected before occupation of any of the dwellings hereby approved.	19-208-20A Proposed boundary treatment, landscaping and drainage plan, submitted 15/09/2020.	Details acceptable
13	No further development shall take place on the site until details of the measures to enhance the biodiversity of the site as a consequence of the development, together with the timescales for implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.	Covering letter dated 13 <sup>th</sup> July 2020, 19-208-20A plan submitted 15/09/2020 and 19-0208-02F plan dated Aug 2019.	Details acceptable
14	No further development shall take place on the site until full details of soft and hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting schedules (species,	19-208-20A Proposed boundary treatment, landscaping and drainage plan,	Details acceptable

	sizes and densities), boundary treatments relating to all of the site's boundaries and those existing trees to be retained/removed.	submitted 15/09/2020.	
NOTES FOR DECISION NOTICE:			