

Development Management Delegated Decision Report

B/20/0513/CD1



SUMMARY OF APPLICATION	
Application Reference	B/20/0513/CD1
Application Type	Discharge of Condition
Proposal	Application for approval of details reserved by condition C4 (External Materials), C5 (Method Statement for Demolition & Construction) and C6 (Foul Water Strategy) of approval B/20/0513.
Location	Baptist Farm, Slippery Gowt Lane, Wyberton, Boston PE21 7SQ.
Applicant	Will Nuttall, Chestnut Homes
Agent	---
Target Decision Date:	9 August 2021
Statutory Expiry Date:	09-Sep-2021
Extension of Time:	---
Recommendation	Details approved
Report by:	Consultant Planning Officer
Date:	26/07/21
<u>Evaluation</u>	
<p>Additional information has been received from the applicant regarding matters relating to demolition and site clearance to be considered against Condition 5, which has already been partly discharged.</p> <p>The officer report and decision both dated 23 July 2021 are superseded by this report and subsequent decision.</p> <p>Documents received (including additional document in italics):</p> <ul style="list-style-type: none"> • <i>Method Statement Demolition & Site Clearance Doc Ref: MS000176 PRI-000-176</i> • Discharge of Conditions Statement Rev A July 2021 • Drg No. MA11392-201 Rev A - Proposed Drainage Design • Drawing No. BFB/16 - Construction Management Plan • Construction Method Statement – Dated 5 July 2021 • BFB Planning Brick Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021 • BFB Planning Materials Schedule - Plots 6-11 and 104-109 - Issue 2 - 01.04.2021 • BFB Planning Tile Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021 <p><u>Consultee responses:</u></p> <p>Environmental Health – received 19 July 2021</p> <ul style="list-style-type: none"> • No objection to the condition discharge application 	



Officer Appraisal

Condition 4

The use of the details set out in the following documents is acceptable to comply with Condition 4:

BFB Planning Brick Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021 • BFB Planning Materials Schedule - Plots 6-11 and 104-109 - Issue 2 - 01.04.2021 • BFB Planning Tile Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021

Condition 5

The use of the details set out in the Demolition Method Statement dated 13 July 2021, the Construction Method Statement dated June 2021 and Drawing No. BFB 16 - Construction Management Plan is acceptable to comply with Condition 5.

Condition 6

The use of the details set out in Drawing MA11392-201 Rev A Drainage Layout is acceptable to comply with Condition 6.

Con No.	Condition	Details submitted	Status
C.4	Before any works above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.	BFB Planning Brick Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021 • BFB Planning Materials Schedule - Plots 6-11 and 104-109 - Issue 2 - 01.04.2021 • BFB Planning Tile Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021	Details approved
C.5	Prior to any works other than site clearance a method statement for the demolition and/or construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. The statement shall provide for: the routing and management of construction traffic the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials;	<ul style="list-style-type: none">• Construction Method Statement – Dated 5 July 2021• Drawing no. BFB/16 Construction Management Plan• Method Statement Demolition & Site Clearance. Document reference - MS000176 dated 13 July 2021	Details approved

	<p>storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;</p> <p>wheel cleaning facilities; measures to control the emission of dust and dirt during construction;</p> <p>protection of Public Rights of Way</p> <p>details of noise reduction measures</p> <p>a scheme for recycling/disposing of waste resulting from demolition and construction works</p> <p>the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site</p> <p>Works shall then only be undertaken in accordance with the agreed details.</p>		
C.6	<p>Before any works above the damp proof course a foul water strategy including details of the connection point to the main sewer shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.</p>	<p>Drawing MA11392-201 Rev A Drainage Layout</p>	<p>Details approved</p>
<p>NOTES FOR DECISION NOTICE:</p> <p>The decision dated 23 July 2021 has been superseded by this decision.</p>			