

Development Management Delegated Decision Report

B/20/0385/CD1



SUMMARY OF APPLICATION	
Application Reference	B/20/0385/CD1
Application Type	Discharge of Condition
Proposal	Application to have details approved relating to Condition 4 (Foul and Surface Water Drainage), C5 (Flood Warning and Evacuation Plan), C6 (Hard and Soft Landscaping), C7 (Landscaping Management Plan), C8 (Electrical Vehicle Charging Points), C10 (Contaminated Land) and C11 (Remediation Strategy) of planning permission B/20/0385.
Location	Land North Of A52, Between, Butterwick And Benington
Applicant	Mr Codling
Agent	Mr Lee Chapman, LPC Architecture Design
Target Decision Date:	30 March 2021
Statutory Expiry Date:	04-May-2021
Extension of Time:	---
Recommendation	APPROVE
Report by:	Grant Fixter
Date:	21/04/2021
Officer Appraisal / Comments:	
<p><u>Condition 4</u></p> <p>Rainwater and surface water will be run into a harvesting tank and pumped back into the property, with any overflow discharging into the western boundary drain. Foul water will be dealt with via a septic tank and the overflow will run into the western boundary. The plans and specifications provided of the equipment to be used are deemed acceptable.</p> <p>The proposed system will be required to be fully implemented in accordance with the approved plans and specification before the building is first brought into use to fully satisfy this condition.</p> <p><u>Condition 5</u></p> <p>An appropriate Flood Warning and Evacuation Plan has been submitted and is deemed acceptable.</p> <p>The approved plan shall be implemented and in place prior to the occupation of the first dwelling to fully satisfy this condition.</p> <p><u>Condition 6</u></p> <p>Concerns were initially raised regarding the landscaping and these have now been addressed. Planting to the boundaries will help shield the boundary fencing, meaning the security of the site is acceptable whilst ensuring there is still planting to the boundaries and this was deemed important given the rural and open nature of the area.</p>	



Providing the approved works are carried out in accordance with the approved details this condition has been satisfied.

Condition 7

The applicant is to employ someone to manage and maintain the communal areas and landscaping and this is deemed acceptable.

It is considered this condition has been satisfied.

Condition 8

Two electric charging points are clearly shown on the submitted plans and a specification has been provided, in addition to confirmation that they are to be installed prior to the first use of the building and this is deemed acceptable.

It is considered this condition has been satisfied.

Condition 10

A Geo-Environmental Desk Study Report forms part of this submission and neither Environmental Health, nor the officer have any concerns with the proposed works and this is deemed acceptable.

The submitted information satisfies this condition to allow the commencement of development. On receipt of the closure report this condition can then be discharged.

Condition 11

A Remediation Statement has been submitted which sets out a number of mitigating measures to ensure the risk to the public (future occupiers of the development) is low. The Statement concludes with confirming a closure report will be submitted to state all the measures have been implemented.

The approach is considered acceptable and satisfies this condition to allow commencement of development. On receipt of the closure report this condition can then be discharged.

Condition number	Condition	Details submitted	Status
C.4	No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the duly approved details before the building is first brought into use and shall be maintained and managed as such thereafter.	Planning Conditions Discharge Schedule Rev B LPC-268-04 Rev C - Drainage Layout Plan LPC-268-03 Rev D Proposed Site Plans Pura Tank Information Leaflet Harlequin Hydroclear Waste Water Treatment Plan	Details approved.

<p>C.5</p>	<p>No development shall take place above ground level until a Flood Warning and Evacuation Plan will be submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall be implemented prior to the occupation of the first dwelling and followed as approved thereafter.</p>	<p>Information</p> <p>15-004-001 Hydroclear Pop20 Treatment Plan</p> <p>INVD-001 Pumping Chamber General Assembly</p> <p>Planning Conditions Discharge Schedule Rev B</p> <p>Flood Warning & Evacuation Plan</p>	<p>Details approved.</p>
<p>C.6</p>	<p>No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>a) boundary treatments; b) hard surface materials; c) minor structures; d) planting schedules (species, sizes densities); e) existing trees to be retained/removed; f) location of any refuse collection areas as the proposal is located off the adoptable highway; g) timetable for implementation and completion of all hard and soft landscaping.</p> <p>The approved works shall be carried out in accordance with the approved details. Any trees, plants, grassed areas, which within a period of 5 (five) years from the date of planting die, are</p>	<p>Planning Conditions Discharge Schedule Rev B</p> <p>LPC-268-03 Rev D Proposed Site Plans</p>	<p>Details approved.</p>

	<p>removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.</p>		
C.7	<p>No development shall take place above ground level until a landscape management plan including management responsibilities and maintenance schedules for any public or communal areas within the development (excluding private gardens) and to include private driveways, parking courts and areas of non-adopted highway shall be submitted to and approved by the Local Planning Authority.</p> <p>The landscape management plan shall be implemented prior to the occupation of the first dwelling and followed as approved thereafter.</p>	<p>Planning Conditions Discharge Schedule Rev B</p>	<p>Details approved.</p>
C.8	<p>No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>The number of charging points; Location of charging points; Specification of charging points; Timetable for the implementation of the above measures.</p> <p>The development shall then be carried out in strict accordance with the approved details.</p>	<p>Planning Conditions Discharge Schedule Rev B</p> <p>LPC-268-03 Rev D Proposed Site Plans</p> <p>Rolec EV Charging Information</p>	<p>Details approved.</p>
C.10	<p>The development hereby</p>	<p>Planning Conditions Discharge</p>	<p>Details</p>

	<p>permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</p> <p>b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.</p>	<p>Schedule Rev B</p> <p>Geo-Environmental Desk Study Report – Obsidian Geo-Consulting Limited, Feb 2021, Report Ref: 21-1421-P-R1</p>	<p>approved.</p>
C.11	<p>Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a</p>	<p>Planning Conditions Discharge Schedule Rev B</p>	<p>Details approved.</p>

	<p>detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p>	Remediation Statement	
<p>NOTES FOR DECISION NOTICE:</p> <p>Witham Fourth IDB comment:</p> <p>“We still await application to formally resolve the Land Drainage Act 1991 consent matters”</p> <p>Environmental Health comment regarding land contamination and the remaining conditions:</p> <p>“The applicant should be reminded however that in implementing the remediation strategy, which must be in full, it should document the works as they occur in order that a closure report can be submitted in terms of ground contamination once these works are completed. This will be required to discharge the remaining contaminated land conditions.”</p>			