

# Development Management Delegated Decision Report

B/20/0432/CD2



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/20/0432/CD2		
<b>Application Type</b>	Discharge of Condition		
<b>Proposal</b>	Application to have details approved relating to Condition 3 (Water Vole Survey) of planning approval B/20/0432 (Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height Restrictor and Play Frame)		
<b>Location</b>	Land to the South of Swineshead Road and East of Wortley's Lane, Wyberton, Boston, PE21 7JF		
<b>Applicant</b>	McDonald's Restaurants Ltd		
<b>Agent</b>	Mr Benjamin Fox, Planware Ltd		
<b>Target Decision Date:</b>	08-Jul-2021		
<b>Statutory Expiry Date:</b>	09-Aug-2021		
<b>Extension of Time:</b>	---		
<b>Recommendation</b>	DISCHARGE Condition 3		
<b>Report by:</b>	Simon Eldred		
<b>Date:</b>	22 <sup>nd</sup> July 2021		
<b>Officer Appraisal / Comments:</b>			
<p>Full planning permission (B/20/0432) was granted on 11<sup>th</sup> March 2021 for the erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height Restrictor and Play Frame at land to the south of Swineshead Road and east of Wortley's Lane, Wyberton, Boston PE21 7JF. Condition 3 required two surveys to be undertaken to establish whether the site and the adjacent ditch are utilised by water voles.</p> <p>The following reports have now been received:</p> <ul style="list-style-type: none"><li>Water Vole Survey Report 1 (June 2021), which details the findings of a survey undertaken in April 2021 and identifies: no evidence of the presence water voles; negligible habitat that would be suitable for water voles; and evidence of the presence of water vole predators; and</li><li>Water Vole Survey Report 2 (July 2021), which details the findings of a survey undertaken in July 2021 and identifies: no evidence of the presence water voles; negligible habitat that would be suitable for water voles; and evidence of the presence of water vole predators.</li></ul> <p>It is considered that the Reports adequately fulfil Condition 3's requirements and, given that no water vole use of the site or drain has been found, the submission and approval of a Method Statement will not be necessary.</p>			
<b>Condition number</b>	<b>Condition</b>	<b>Details submitted</b>	<b>Status</b>



C.3	<p>No development and/or clearance of the site shall take place until two further surveys have been undertaken to establish whether the site and the ditch to the north of the site are utilised by water voles and the results submitted to and approved in writing by the Local Planning Authority. The surveys shall take place during the optimum period for water voles activity (one between mid-April and June and the other between July and September, following water vole survey guidance).</p> <p>If such a use is established, then no development shall take place until a comprehensive method statement indicating how water voles are to be safeguarded with appropriate mitigation measures have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein. Any mitigation measures shall be fully implemented before clearance of any vegetation and subsequent development of the site and retained as such thereafter.</p>	<p>Water Vole Survey Report 1 (June 2021)</p> <p>Water Vole Survey Report 2 (July 2021)</p>	<p>Acceptable</p> <p>Acceptable</p>
NOTES FOR DECISION NOTICE:			