

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0011/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Conditions 3 (Materials), 4 (Landscaping Works), 6 (Renewable and Low Carbon Energy), and 7 (Charging Points) relating to planning permission B/21/0011
Location	Land East of Llewelyn House, Main Road, Wigtoft, Boston, PE20 2NZ
Applicant	
Agent	Mr James Duffy
	Mr Nick Gallier, Bauen Design
Statutory Expiry Date:	30-May-2022
Extension of Time:	
Recommendation	Partial Discharge
Report by:	Charlie Parry
Date:	27-May-2022
<b>Officer Appraisal / Comments:</b>	
<b><u>Condition 3 – Materials</u></b>	
<p>The applicant has submitted a Materials Schedule as part of the application, which has been produced by Bauen Design. The document sets out the proposed materials for plots 1 to 4.</p> <p>Plots 1 and 4 will consist of brick and off white render, a slate tile roof and anthracite grey windows. These proposed materials and colours are considered to be acceptable.</p> <p>Plot 2 will consist of brick and cedar cladding, slate tile roof and anthracite grey windows. These proposed materials and colours are considered to be acceptable.</p> <p>Plot 3 will consist of brick, off white render and cedar cladding, slate tile roof and anthracite grey windows. These proposed materials and colours are considered to be acceptable.</p> <p>The materials schedule also includes the paving slab and gravel to be read in accordance with the site plan. These materials are also considered to be acceptable.</p> <p>Overall the proposed materials are deemed to be acceptable and would not detract from the character and appearance of the immediate area. This condition can therefore be discharged.</p>	
<b><u>Condition 4 - Landscaping Works</u></b>	
<p>The Materials schedule and the site plan show the proposed landscaping works. The materials schedule shows a mid-growth acer campestre tree, which according to the site plan, will be sited to the front turfs of the main dwellings.</p>	



The site plan also shows that the rear hedges/trees are to be trimmed and maintained for a minimum period of 3 years to retain identity, natural boundary, nesting wildlife and enhance security.

The site plans shows both hard and soft landscaping, hard surfaced areas, boundary treatment details and materials and the other requirements set out in condition 4. Therefore this condition can be discharged.

### **Condition 6 – Renewable and Low Carbon Energy**

Condition 6 requires details measures to reduce pollution and promote renewable and low carbon energy to be submitted to the Local Planning Authority prior to the commencement of development. On the materials schedule and the site plan, electrical vehicle charging points have been shown. This is considered to be acceptable and meet the requirements of this condition. As a result condition 6 can be discharged.

### **Condition 7 – Charging Points**

Condition 7 stipulates that prior to the occupation of the development, the electrical vehicle charging points shall be installed and retained thereafter. There is no evidence submitted in this application to suggest that charging points have been installed or that building works are completed. This condition therefore cannot be discharged at this time.

Condition number	Condition	Details submitted	Status
3	No development above ground level shall commence until there shall have been submitted to and approved in writing by the local planning authority details of the proposed external materials for the proposed dwellings. The development shall be carried out in accordance with the approved details	Materials Schedule, Rev B, dated 07-Apr-2022  Site Plan, Rev A, Dated 04-Apr-2022	Acceptable
4	Prior to occupation of the development hereby permitted, there shall have been submitted to and approved in writing by the local planning authority full details of both hard and soft landscaping works, including means of enclosure. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants/trees to be retained and a scheme for the timing/phasing of	Materials Schedule, Rev B, dated 07-Apr-2022  Site Plan, Rev A, Dated 04-Apr-2022	Acceptable

	<p>implementation works. The landscaping works shall be carried out in accordance with the approved scheme, and programme or within the next planting season following final occupation of the development hereby permitted, whichever is sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those lost</p>		
6.	<p>Prior to the commencement of development above slab level, there shall have been submitted to and approved in writing by the local planning authority final details of measures to reduce pollution and promote renewable and low carbon energy. These shall include measures such as facilities for electric car charging, and details relating to the timing of their implementation. The development shall be constructed in accordance with the approved measures</p>	<p>Materials Schedule, Rev B, dated 07-Apr-2022</p> <p>Site Plan, Rev A, Dated 04-Apr-2022</p>	Acceptable
7.	<p>Prior to occupation of the development hereby permitted an electric vehicle charging point or points available to occupants of all the dwellings shall be installed, and retained thereafter</p>	N/A	Not Acceptable

**NOTES FOR DECISION NOTICE:**

The submitted materials schedule Rev B by Bauen Design, received 07-Apr-2022 and the Site Plan, Drawing No. BD009-DOC001-REV A, received 04-Apr-2022 are considered acceptable to discharge conditions 3, 4 and 6.

Due to the stage of the development and a lack of information provided, condition 7 cannot be discharged at this time.

