

# Development Management Delegated Decision Report

B/21/0091/CD1



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0091/CD1
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Application to have details approved relating to Conditions 5 (Enhancement Measures), C9 (Electric Vehicle Charging Points), C10 (External Materials), C11 (Pollution Reduction Measures) and C12 (Contaminated Land Investigation) of approval B/21/0091 (Proposed change of use of existing agricultural building to residential dwelling)
<b>Location</b>	Red House Farm, Main Road, Brothertoft, Boston, PE20 3SW
<b>Applicant</b>	H Robinson & Son
<b>Agent</b>	Mr Daniel Thompson, Origin Design Studio Ltd
<b>Target Decision Date:</b>	
<b>Statutory Expiry Date:</b>	20-Jul-2021
<b>Extension of Time:</b>	
<b>Recommendation</b>	APPROVE
<b>Report by:</b>	Grant Fixter
<b>Date:</b>	19/07/2021

Officer Appraisal / Comments:

### Condition 5

An Ecology Survey was commissioned as part of the original application which outlined a number of ecological enhancement measures which would help achieve a net gain in biodiversity. This submission has submitted the same Ecology Survey, in addition to a number of plans and a separate document which outline how each requirement of condition 5 will be met. It should be noted that in respect of timescales for the native landscaping/ planting works, these should ideally be finished prior to the occupation of the dwelling.

It is considered this condition has been satisfied.

### Condition 9

One electric charging point is clearly shown on the submitted plans and a specification has been provided, in addition to confirmation that it will be installed during the construction works of the building and this is deemed acceptable.

It is considered this condition has been satisfied.

### Condition 10

The build will comprise Imperial Brick Reclamation (Shire Blend) bricks and Sandtoft Neo Rustic Pantiles for the roofing. These materials will respect the existing building, in addition to the character of the wide area.



It is considered this condition has been satisfied.

#### Condition 11

Details have been submitted which confirm the build will incorporate an Air Source Heat Pump and such measures are deemed acceptable in regards to the requirement of the condition.

It is considered this condition has been satisfied.

#### Condition 12

Originally, a phase 1 desktop contaminated land survey was submitted which outlined further works. As such, Environmental Health on 02/06 were happy for condition 12a to be discharged.

A site investigation and remediation statement were subsequently submitted and as such, Environmental Health confirmed they were happy for condition 12 to be discharged in full.

As there are a number of contamination conditions on the approval, it is important to outline which need further action. Based on the submitted information, the officer is in agreement with Environmental Health that condition 13 now becomes dormant, but conditions 14 and 15 remain in place as remediation is recommended in the report in terms of 600mm of clean fill in garden areas.

It is considered condition 12 has been satisfied.

Condition number	Condition	Details submitted	Status
C.5	<p><b>No development shall take place above ground level until details regarding the inclusion of the enhancement measures as outlined in the approved Ecology and Protected Species Survey (Inspired Ecology Ltd, October 2020) have been submitted to and approved by the Local Planning Authority. The measures shall include:</b></p> <p><b>New hedgerows to be planted are to comprise native species; New trees and shrubs planted on the site are to comprise native locally appropriate species. Species that provide pollen, nectar and fruit should form part of the landscaping where possible in order to provide a food source for common birds; The grassed areas on the site are to be seeded with appropriate</b></p>	<p>Ecology and Protected Species Survey (Inspired Ecology Ltd, October 2020)</p> <p>Application B/21/0091 - Condition 5 – Landscaping – Rev A02, Date 27/05/2021</p> <p>J1751-PL-07 Rev P02 Proposed Site Plan</p> <p>J1751-PL-04 Rev P03 Proposed Elevations 1 of 3</p> <p>J1751-PL-06 Rev P04 Proposed Elevations 3 of 3</p> <p>Condition 5 Habitat Bat Box (Habitat Bat Box 003)</p>	Details approved.

	<p>wildflower mixes; Specification, location and number of a bat roosting unit; Specification, location and number of bird boxes; Timetable for implementation of the above measures.</p> <p>The approved works shall be carried out in accordance with the approved details.</p>		
C.9	<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>Condition 9 Pod Point Solo Unit Installation Guide</p> <p>Condition 9 Solo Smart Charger - Domestic Information Sheet</p> <p>Condition 9 Solo Smart Charger - Domestic User Guide</p> <p>Condition 9 Electrical Charging Rev A01/ 27/05/2021</p> <p>J1751-PL-07 Rev P02 Proposed Site Plan</p> <p>J1751-PL-03 Rev P03 Proposed Floor Plan</p>	Details approved.
C.10	<p>Notwithstanding the details shown on the approved plans, no development shall take place until details of the materials proposed to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p>	<p>Condition 10 Materials Rev A01/ 27/05/2021</p> <p>Condition 10 Reclamation Declaration of Performance</p> <p>Condition 10 Reclamation Bricks Technical Information</p> <p>Condition 10 Sandtoft Neo technical Information Sheet</p> <p>J1751-PL-04 Rev P03 Proposed Elevations 1 of 3</p>	Details approved.

C.11	<p>Prior to the commencement of development, final details of measures that aim to reduce pollution and promote renewable and low carbon energy and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority.</p> <p>The development shall be constructed in accordance with the approved measures.</p>	<p>J1751-PL-05 Rev P04 Proposed Elevations 2 of 3</p> <p>J1751-PL-06 Rev P04 Proposed Elevations 3 of 3</p> <p>Condition 11 Sustainability Rev A01/ 27/05/2021</p> <p>Condition 11 Air Source Heat Pump Information</p> <p>Condition 11 Ground Source Heat Pump Information Sheet</p> <p>J1751-PL-07 Rev P02 Proposed Site Plan</p>	Details approved.
C.12	<p>The development hereby 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</p>	<p>Condition 12 Contamination Rev A01/ 27/05/2021</p> <p>Preliminary Environmental Risk Assessment - Issued: May 2021 - Delta-Simons Project No. 21-1009.01</p> <p>Site Investigation and Remediation Method Statement - Issued: June 2021 - Delta-Simons Project No. 21-1009.02</p>	Details approved.

	<p>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><b>NOTES FOR DECISION NOTICE:</b></p>		