

# Development Management Delegated Decision Report

B/21/0097/NMA



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0097/NMA
<b>Application Type</b>	Non-material Amendments
<b>Proposal</b>	Application for a non material amendment to approval B/21/0097 to pipe remaining length of ditch fronting the site
<b>Location</b>	Land west of Millview, Donington Road, Kirton End, Boston PE20 1NX
<b>Applicant:</b>	Mr James Duffy, S L Developments Nationwide Ltd
<b>Agent:</b>	Clive Wicks, Clive Wicks Associates
<b>Target Decision Date:</b>	-----
<b>Statutory Expiry Date:</b>	07-Sep-2021
<b>Extension of Time:</b>	-----
<b>Recommendation</b>	APPROVE Non-Material Amendment
<b>Report by:</b>	Simon Eldred
<b>Date:</b>	15 <sup>th</sup> September 2021
<b>Proposed amendments relate to:</b>	
<p>The piping of a ditch fronting onto Donington Road, with a length of approximately 83m. The ditch is located at the southern edge of a field which is currently being developed with 8 dwellings.</p>	
<b>Officer Appraisal / Comments:</b>	
<p>The Government recognises that issues can arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a non-material amendment application under Section 96A of the Town and Country Planning Act 1990. There is no statutory definition of what constitutes a non-material amendment, but the local planning authority must have regard to the effect of the change on the scheme as a whole.</p> <p>The following consultation responses have been received:</p> <ul style="list-style-type: none"><li>Lincolnshire County Council (the Local Highway and Lead Local Flood Authority) concludes that the proposed amendment is acceptable, and indicates that it has no objections; and</li><li>The Black Sluice Internal Drainage Board indicates that: it has already issued formal consent for the access culvert off Donington Road as per the original plans for the site; the proposed extension of the culvert will require the Board's separate and formal consent; the Board has a policy against the piping of long sections of open watercourse</li></ul>	



without valid reason; and the applicant must not interpret this response as consent being issued by the Board.

It is considered that the proposed amendment is minor in its scale and nature, and will have no substantive effect upon the scheme as a whole. Thus, it is considered that the proposal is in accordance with the relevant provisions of the National Planning Practice Guidance in relation to Non-material Amendments and, accordingly, it is recommended that the amendment is approved.

#### **NOTES FOR DECISION NOTICE:**

#### **CONDITIONS / LIST OF AMENDED PLANS**

Condition 1 attached to existing permission ref B/21/0097 has now been amended to read:

The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plans, specifications and other documents referenced:

- Drg. No. 20-2532-P-01 Rev. A: Location Plan;
- Drg. No. 20-2532-P-02 Rev. F: Proposed Site Plan;
- Drg. No. 20-2532-P-04 Rev. B: Plans & Elevations Plot 1;
- Drg. No. 20-2532-P-05 Rev. B: Plans & Elevations Plot 2;
- Drg. No. 20-2532-P-07 Rev. B: Plans & Elevations Plot 3;
- Drg. No. 20-2532-P-09 Rev. B: Plans & Elevations Plot 4;
- Drg. No. 20-2532-P-11 Rev. B: Plans & Elevations Plot 5;
- Drg. No. 20-2532-P-13 Rev. B: Plans & Elevations Plot 6;
- Drg. No. 20-2532-P-15 Rev. B: Plans & Elevations Plot 7;
- Drg. No. 20-2532-P-16 Rev. B: Plans & Elevations Plot 8;
- Drg. No. 20-2532-P-06 Rev. B: Garage Details Plots 1 & 2;
- Drg. No. 20-2532-P-08 Rev. B: Garage Details Plot 3;
- Drg. No. 20-2532-P-10 Rev. B: Garage Details Plot 4;
- Drg. No. 20-2532-P-12 Rev. B: Garage Details Plot 5;
- Drg. No. 20-2532-P-14 Rev. B: Garage Details Plot 6;
- Drg. No. 20-2532-P-17 Rev. B: Garage Details Plot 8;
- Drg. No. 20-2532-P-18: Landscape Specification;
- Material photograph – Bradstone Honeymede Limestone Paving Slabs;
- Material description and photograph – Marshalls Tegula Priora Traditional Block Paving;
- Material photograph – RGB1520 Cottage Blend Brick;
- Material photograph – RGB1764 Hampton Rural Brick;
- Material photograph – RGB812 Audley Antique Brick;
- Material description and photograph – Estillo 15 Blue Grey Slate; and
- Material description and photograph – New County Pantile Natural Red.

#### **LIST OF PLANS TO BE SUPERCEDED**

- Drg. No. 20-2532-P-02 Rev. C: Proposed Site Plan