

Development Management Delegated Decision Report

B/21/0184/CD1



SUMMARY OF APPLICATION

Application Reference	B/21/0184/CD1
Application Type	Discharge of Condition
Proposal	Application to have details approved relating to Condition 4 (Surface Water Drainage) of planning approval B/21/0184 (Change of use of paddock to mixed use of domestic and equestrian including the erection of 3no. stables and a horse manege).
Location	Medani House, Fenhouses Drove, Swineshead, Boston, PE20 3HF
Applicant	Miss Anna Strawson
Agent	
Target Decision Date:	
Statutory Expiry Date:	20-Sep-2021
Extension of Time:	
Recommendation	DISCHARGE Condition 4
Report by:	Simon Eldred
Date:	2 nd September 2021

Officer Appraisal / Comments:

Full planning permission was granted on 9th July 2021 for the change of use of paddock to mixed use of domestic and equestrian including the erection of 3no. stables and a horse ménage at Medani House, Fenhouses Drove, Swineshead, Boston, PE20 3HF. Condition 4 of the planning permission required the approval of a scheme for the provision and implementation of surface water drainage before the development could commence.

Details have now been submitted showing that:

- run-off from the stable buildings will be directed to 1,000 litre containers, with excess diverted to a new 15cm perforated land drain, leading to an existing field drain to the north; and
- run-off from the concrete areas between the stable buildings and from the ménage will be carried to an existing field drain to the north via a new 15cm perforated land drain.

The Black Sluice Internal Drainage Board notes that some run-off is proposed to be retained within storage tanks which will help restrict the amount of run-off affecting the Board's systems downstream, and indicates that it has no objections to the proposals.

It is considered that the submitted details adequately fulfil Condition 4's requirements, and will help to prevent the increased risk of flooding.



Condition number	Condition	Details submitted	Status
Condition 4	Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.	<ul style="list-style-type: none"> • Location Plan • Site Plan • Drainage Plan • Detail of end of stable 	Details approved
NOTES FOR DECISION NOTICE:			