

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0191/CD2
Application Type	Discharge of Condition
Proposal	Application to discharge conditions 5 (EV Charging Points), C10 (Cycle Stand) and C11 (Existing Accesses) of permission B/21/0191
Location	7 - 9, Redstone Road, Boston PE21 8EA
Applicant	Mr S Epton, Yarborough Developments Ltd
Agent	Mr Nick Overton, NiCAD Consultancy Services Ltd
Statutory Expiry Date:	28-Apr-2023
Extension of Time:	20-May-2023
Recommendation	Conditions Discharged
Report by:	Charlie Parry
Date:	25-Apr-2023
Officer Appraisal / Comments:	
<p><u>Condition 5</u></p> <p>Condition 5 required the submission of electrical vehicle charging points to be submitted prior to the commencement of above ground level development.</p> <p>The application form indicates 2No. EV charging points will be installed to the front wall of the existing main building. The submitted block plan indicates these two spaces.</p> <p>The applicant has submitted an EV charging information sheet which identifies the specification of the charging points. This element is considered to be acceptable.</p> <p>These are to be installed with 4 weeks of application.</p> <p>The Environmental Health team and the Local Highway authority have been consulted and have raised no objections.</p> <p>Condition 5 can therefore be discharged.</p> <p><u>Condition 10</u></p> <p>Condition 10 required the applicant to submit details of the size, materials and design of the cycle previously shown on approved block plan, prior to the commencement of works.</p> <p>The application form indicates that the cycle stand base is to consist of a concrete base that is approximately 2m x 12m x 100mm thick. The application form goes on to state that there will be approximately 12No. metal cycle stands are to be securely bolted to the concrete base.</p>	



The 'Details of Bicycle Stands' submitted by the applicant states that the cycle stands will be approximately 76cm in width and approximately 33cm in depth. The height of the cycle stands will be approximately 27cm. The total number of stands will equate to enough storage for 28 bicycles. The material of the cycle stand will be black metal.

The Local Highway Authority have been consulted but have raised no objections.

Condition 10 can therefore be discharged.

Condition 11

Condition 11 relates to the existing access and the proposed access of the site. Under condition 11, the applicant is required to ensure that within seven days of the new access being brought into use, the existing accesses onto Redstone Road shall be permanently closed.

The submitted proposed block plan shows the entrance to the site, sections indicating an area to receive highways finish and that the previous (now redundant) entrances closed and to receive palisade fencing. The Local Highway Authority have been consulted but have raised no objections.

Condition 11 can therefore be discharged.

Condition number	Condition	Details submitted	Status
C.5	<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>ROLEC EV Charging Information Sheet, Uploaded 03.03.2023</p> <p>Proposed Block Plan, Uploaded 25.04.2023</p> <p>Application Form, Uploaded 03.03.2023.</p>	Details Approved
C.10	<p>Prior to the commencement of the use hereby approved, details of the size, materials and design of the cycle stand shown on the Proposed Block Plan (Drg No. 21/RIE/02) shall be submitted to and approved</p>	<p>Details of Bicycle Stands, Uploaded 03.03.2023</p> <p>Proposed Block Plan, Uploaded 25.04.2023</p> <p>Application Form,</p>	Details Approved

C.11	<p>in writing by the Local Planning Authority. The duly approved cycle stands shall be installed and made available for use before the use is first occupied, and retained as such thereafter.</p> <p>Within seven days of the new access being brought into use, the existing accesses onto Redstone Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.</p>	<p>Uploaded 03.03.2023.</p> <p>Proposed Block Plan, Uploaded 25.04.2023</p> <p>Application Form, Uploaded 03.03.2023.</p>	Details Approved
<p>NOTES FOR DECISION NOTICE:</p> <p>Conditions 5, 10 and 11 can be discharged.</p>			