

Development Management Delegated Decision Report

B/21/0335/CD1



SUMMARY OF APPLICATION

Application Reference	B/21/0335/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Conditions 2 (Biodiversity Enhancement Measures), 3 (Reduce Pollution and Promote Renewable Energy) and 4 (Material Details) of planning permission B/21/0335 (9No. residential dwellings)
Location	Land adjacent, Puttock Gate, Fosdyke, Boston, PE20 2DG
Applicant	Applegate Homes (Lincs) Limited
Agent	Mr Lewis Smith, Robert Doughty Consultancy Limited
Target Decision Date:	
Statutory Expiry Date:	27-Jan-2021
Extension of Time:	
Recommendation	Details Approved
Report by:	Chloe Allen
Date:	23 rd December 2021

Officer Appraisal / Comments:

Approval of reserved matters was given on 3rd November 2021 for the erection of 9no. dwellings at land adjacent, Puttock Gate, Fosdyke, Boston. PE20 2DG, subject to a number of conditions. This application relates to conditions 2, 3 and 4, which require details to be submitted to and agreed by the Local Planning Authority (LPA).

Condition 2 - required full details of the biodiversity enhancement measures across the site and a timetable for their implementation to be submitted to and approved by the LPA.

The site is currently of little biodiversity value, being an agricultural field. The proposed ecological enhancements drawing acknowledges the detailed landscaping scheme which is to be carried out as a requirement of condition no.5, and also proposes new bat and bird boxes which are to be carried out during the construction phase of the development. Whilst the additional measures proposed are limited, it has been highlighted that this condition should potentially not have been imposed on a reserved matters application; as it is a principle issue it could be argued that the condition should have been imposed at outline stage only. The detailed landscaping scheme does include a large amount of new planting and is likely to contribute to achieving a net gain in biodiversity on the site.

Condition 3 – required final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, to be submitted to and approved by the LPA.

The details propose for each garage to be provided with 32 amp spur to enable an EV wall mounted charger to be installed. Preferably, the Local Planning Authority would encourage the installation of the EV Charging



Point itself, not just the amp spur. However, it has been highlighted that this condition should potentially not have been imposed on a reserved matters application; as it is a principle issue it could be argued that the condition should have been imposed at outline stage only. As such, it is considered appropriate for the Local Planning Authority to be flexible with the requirements for such.

Condition 4 – required details of the external brick(s) to be used in the construction of the dwellings and garages, including samples if so required; and materials to be used for hardstanding areas, to be submitted to and approved by the LPA.

The details proposed include a mixture of three bricks and two roof materials (as set out on the materials schedule), and the hardstanding materials include gravel (pink/grey granite) and paving (natural riven paving flags). All such materials are considered to be acceptable and will ensure the development is in keeping with the character of the area.

Condition number	Condition	Details submitted	Status
C.2	No above ground construction works shall take place unless and until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme.	Drawing: Proposed Ecological Enhancements, 1459-1_CC_SP01 Conditions Compliance Schedule	Details Acceptable
C.3	Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.	Conditions Compliance Schedule	Details Acceptable
C.4	Before any works above damp proof course commence, details of the following shall be submitted to and approved in writing by the Local Planning Authority:	Conditions Compliance Schedule Sutterton Brick / Block Quantities (Materials Schedule)	Details Acceptable

	<ul style="list-style-type: none">• External brick(s) to be used in the construction of the dwellings and garages, including samples if so required; and• Materials to be used for hardstanding areas <p>The development shall be constructed in accordance with the approved details only.</p>		
NOTES FOR DECISION NOTICE:			