

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0405/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge Conditions 5 (Foul Water Drainage Strategy), C6 (Biodiversity), C7 (Pollution Mitigation), C13 (Surface Water Drainage), C15 (External Materials) and C16 (Landscaping & Tree Planting) of permission B/21/0405
Location	Millgate Lodge, Asperton Road, Wigtoft, Boston PE20 2PJ
Applicant	Mr Mayowa Oluwatosin, Fiji Homes and Properties Ltd
Agent	Mr James Duffin, The Duffin Partnership
Statutory Expiry Date:	19-May-2023
Extension of Time:	
Recommendation	Partial Discharge Conditions
Report by:	Lauren Birkwood
Date:	24-May-2023
<b>Officer Appraisal / Comments:</b>  <p>The application seeks to discharge conditions 5 (Foul Water Drainage Strategy), 6 (Biodiversity), 7 (Pollution Mitigation), 13 (Surface Water Drainage), 15 (External Materials) and 16 (Landscaping &amp; Tree Planting) pursuant to application B/21/0405 (Outline Planning Permission for 20 dwellings with Access, Appearance &amp; Scale for consideration and Landscaping &amp; Layout reserved for later approval).</p> <p><b>Condition 5 – Foul Water Drainage Strategy</b></p> <p>Documentation has been provided by the applicant which states:</p> <p><i>There is an Anglian Water foul sewer located within the carriageway of Asperton Road. It is proposed to have a gravity foul drainage system located within the access carriageway and discharge to the Anglian Water manhole. The above proposal is subject to further investigation works in establishing the invert level of the existing manhole and subject to a Section 106 Sewer connection application approval from Anglian Water.</i></p> <p>Anglian Water has been consulted and they have confirmed the foul drainage proposals are acceptable and therefore condition 5 can be discharged.</p> <p><b>Condition 6 – Biodiversity</b></p> <p>Details have been provided of biodiversity mitigation including the installation of bat and bird</p>	



boxes to the dwellings gables. Furthermore, landscaping and wild native areas sown with butterfly and bees mix wildflower will be located within the site. This is considered acceptable, and therefore condition 6 can be discharged.

### **Condition 7 – Pollution Mitigation**

The details provided shows that vehicle electric charging points would be installed on all dwellings. The Council's Environmental Health Officer has reviewed these details and have confirmed it is acceptable. On this basis, condition 7 can be discharged.

### **Condition 13 – Surface Water Drainage**

Documentation has been provided by the applicant which states:

*Given the size of the size and the density of the development, there is insufficient space to consider the use of swales, basins or ponds. Therefore, the proposed surface water drainage will be of a traditional gravity drainage system which will discharge in to the existing Welland and Deeping IDB watercourse located at the northern end of the site. It is proposed to restrict the surface water discharge rate to a 1 in 1-year Greenfield Runoff rate which equates to 1.4l/s. The excess surface water will be attenuated by means of oversized pipes and manholes, together with on-line crate attenuation system. In addition to the above to minimise any silts entering the watercourse from the development, it is proposed to provide catchpit manholes at the upstream end of the crate attenuation units, together with trapped road gullies.*

However, Lincolnshire County Council have requested additional information that has not been presented by the applicant. The applicant has confirmed that this will be provided at a later stage. On this basis, condition 13 cannot be discharged.

### **Condition 15 – External Materials**

Material details have been provided including:

- Roof – Slate grey to main roofs, porch and bay roofs to be plain tiles in colour to match main roof.
- Walls – Ibstock Minster Sandstone mixture with Hardwicke Welbeck Autumn Antique soldiers above windows to Plots 1, 2, 3 5, 10, 11, 19 and 20.
- Walls – Ibstock Hardwicke Welbeck Autumn Antique with Minster Sandstone soldiers above windows to Plots 4, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17 and 18.
- Sills – To be tile creased in plain tiles to match that of the porch and bay roofs.
- Gutters and Fascias - to be white upvc.
- Windows and doors – to be white upvc.

These materials are considered acceptable in the context of the character and appearance of the area and therefore condition 15 can be discharged.

### **Condition 16 – Landscaping and Tree Planting**

Details of landscaping and tree planting has been provided throughout the development site including tree lined streets. These details are considered acceptable and therefore condition 16 can be discharged.

Condition number	Condition	Details submitted	Status
C.5	No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved strategies.	Drainage Strategy Report rev P1 Dated 20th October 2022  22 48789/50 Rev P3 Proposed Drainage Plan  22 48789/50 Rev P3 Proposed Drainage Plan	Acceptable
C.6	No development shall commence 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. Measures to improve biodiversity should, where appropriate, include:  Planting a range of native trees, shrubs and flowers Green roofs Wild flower meadows and grasslands Installation of bird and bat boxes, swift bricks and hedgehog gaps  The scheme shall be implemented in accordance with the approved scheme prior to first occupation of the dwellings.	2020-208 02F Proposed Site Plan	Acceptable
C.7	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	2020-208 02F Proposed Site Plan	Acceptable

C13	<p>in accordance with the approved measures.</p> <p>Prior to commencement a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:</p> <p>be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;</p> <p>provide flood exceedance routing for storm event greater than 1 in 100 year;</p> <p>provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <p>provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;</p> <p>provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.</p> <p>No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved</p>	<p>Drainage Strategy Report rev P1 Dated 20th October 2022</p> <p>22 48789/50 Rev P3 Proposed Drainage Plan</p> <p>22 48789/50 Rev P3 Proposed Drainage Plan</p> <p>22 48789/53 Rev P3 Proposed Surface Water Exceedance Plan</p>	Not Acceptable
-----	--	---	----------------

	phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.		
C.15	<p>Prior to commencement of the development hereby approved a schedule of external materials, boundary treatments and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials so approved.</p>	<p>2020-208 03C House Types A &amp; B</p> <p>2020-208 04C House Types C, D &amp; E</p> <p>2020-208 05D House Types E(a) &amp; F</p> <p>2020-208 06A House Type F Street Scenes</p>	Acceptable
C.16	<p>When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating (including screening of bin collection points), inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance.</p> <p>Such scheme as approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.</p>	<p>2020-208 02F Proposed Site Plan</p>	Acceptable

**NOTES FOR DECISION NOTICE:**