

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0089/CD 1
Application Type	Discharge of Condition
Proposal	Application to discharge conditions 4 (Pollution Reduction), C5 (Biodiversity Enhancement) & C7 (Foul & Surface Water drainage) of permission B/22/0089
Location	15, Watery Lane, Butterwick, Boston PE22 OHS
Applicant	Mr L Johnson, LDM Build Ltd.
Agent	Mr Adrian Fox, AF Architecture
Statutory Expiry Date:	24-Mar-2023
Extension of Time:	
Recommendation	Conditions Discharged
Report by:	Charlie Parry
Date:	23-May-2023
Officer Appraisal / Comments:	
<u>Condition 4</u> <p>Condition 4 requires the applicant to submit details of the measures to reduce pollution and promote renewable and low carbon energy. In order to achieve this the applicant has stated within the planning statement that:</p> <p><i>"The provision of an electric car charging point shall be installed and operational at the front of and closest to the adjacent dedicated parking bays for each proposed new dwelling prior to occupation"</i></p> <p>The submitted information is considered sufficient to address this condition. Environmental Health and the Local Highway Authority have been consulted but have raised no objections to the discharge of this condition.</p> <p>The EV charging points measures are shown on the site plan titled 'biodiversity Enhancement Measures & EV Charging' included in the statement on Page 6.</p> <p>Condition 4 is therefore discharged.</p>	
<u>Condition 5</u> <p>Condition 5 requires the applicant to submit full details of the biodiversity enhancement measures across the site and the timetable for their implementation.</p> <p>The supporting document states that 2no. bat boxes will be integrated into the southern gables of the two buildings. Although no timeline has been stated, it is evident that this will be done during construction if they are to be implemented into the gable. Details of how the bat boxes will</p>	



look have been submitted within the statement.

The supporting document states that the development will include three bird boxes within the construction. Although no timeline has been stated, it is evident that this will be done during construction if they are to be implemented in to brickwork. Details of how the swift boxes will look have been submitted within the statement.

The biodiversity enhancement measures are shown on the site plan titled 'biodiversity Enhancement Measures & EV Charging' included in the statement on Page 6.

The information is considered sufficient and condition 5 can be discharged.

Condition 7

Condition 7 required the submission of details on the foul and surface water drainage prior to the commencement of above ground works. The supporting document has stated the following:

- Foul water will be connected to the existing mains
- As the two dwellings replace one, there is essential an increase of one dwelling on this street
- Percolation tests have been carried out in accordance with BRE Digest 365 (included in statement)
- The proposed siting and location of the calculated crate system soakaway will be split to the front and rear of the dwellings
- The crate units will be below parking areas
- Silt traps will be installed into inspection chambers

Further information in the statement on this is included on pages 7, 8, 9 and 10 of the supporting statement. This is also represented on the site plan titled 'Proposed Surface Water Soakaways' on page 11 of the supporting statement.

The Lead Local Flood Authority, Environment Agency and the IDB have been consulted but raise no objection to this condition being discharged.

Condition number	Condition	Details submitted	Status
C.4	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 prior to first occupation of the unit.	Supporting Statement, Produced by AF Architecture, dated January 2023	Details Approved
C.5	No above ground construction works	Supporting Statement,	Details

	shall take place 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 prior to first occupation of the dwellings.	Produced by AF Architecture, dated January 2023	Approved
C.7	<p>No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the scheme shall include:</p> <p>i) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate {incorporating an appropriate allowance for climate change};</p> <p>ii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and</p> <p>iii) details of how the scheme will be maintained and managed after completion.</p> <p>The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.</p>	Supporting Statement, Produced by AF Architecture, dated January 2023	Details Approved
<p>NOTES FOR DECISION NOTICE:</p> <p>Conditions 4, 5 and 7 can be discharged in accordance with the Supporting Statement.</p>			