

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0421/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge Conditions C3 (External Materials), C4 (Foul and Surface Water), C6 (Pollution Mitigation) and C9 (Biodiversity) of permission B/22/0421 (Proposed four bedroom two storey residential dwelling)
Location	Land adjacent, Ashtons Cottages, Swineshead Road, Frampton Holme, PE20 1SF
Applicant	Craig Lovatt
Agent	Jonathan Banner, JSBC
Statutory Expiry Date:	27-Apr-2023
Extension of Time:	19-May-2023
Recommendation	Conditions Partial Discharge
Report by:	Charlie Parry
Date:	15-May-2023
Officer Appraisal / Comments:	
<p><u>Condition 3</u></p> <p>Condition 3 required the applicant to submit details of the external materials prior to the commencement of development.</p> <p>The elevations do not provide details on the materials proposed during the construction other than the external walls will be rendered.</p> <p>However, the applicant has submitted a 'notes relating to discharging of conditions' document that indicates that the following materials will be implemented:</p> <ul style="list-style-type: none"> - Drive and parking areas to be permeable block paving - The roof will be interlocking concrete tiles but the colour and exact types still needs to be confirmed - The external walls to be rendered blockwork in a neutral light colour - Walkways and rear patio to be in paving slabs to clients choice <p>Whilst the above is noted, there is no indication on the windows, rainwater goods or doors. In addition, the details of the roof tiles still need to be submitted. For these reasons, condition 3 cannot be discharged at this stage.</p> <p>Condition 3 not discharged.</p>	



Condition 4

Condition 4 required the applicant to submit a scheme for the disposal of foul and surface water from the site prior to the commencement of above ground works. The condition required the rate of surface water discharge, any necessary flow attenuation measures and details of how the scheme will be maintained and managed after completion.

The applicant, in the 'notes relating to discharging of conditions' document has stated the following:

- Specialist contractor to provide calculations of current and future rate of water discharge along with maintenance schedule and provide drainage layouts (submitted revised drawings are for information only).
- Specialist contractor to confirm that rainwater will be utilised as grey water and/or directed to soakaway at least 5m from any building.
- Foul drainage to go to new septic tank sited in rear garden.

The above indicates that there is still information in this respect to be submitted at a later date. This condition therefore cannot be discharged at this time.

Condition 4 not discharged.

Condition 6

Condition 6 required the applicant to submit final details of measures that aim to reduce pollution and promote renewable and low carbon energy, prior to the commencement of development.

The 'notes relating to discharging of conditions' document states the applicant will appoint specialist to specify appropriate measures to assist to reduce pollution and promote renewable and low carbon energy and EV charging location with details relating to approved installation.

The proposed Ground Floor Plan (SWI-02 Rev A) indicates where the electric vehicle charging point would be located.

Environmental Health have been consulted and have raised no objection to this condition being discharged.

Condition 6 can therefore be discharged.

Condition 9

Condition 9 required the applicant to submit full details of the biodiversity enhancement measures prior to above ground construction works. The details needed to include a timetable of their implementation.

The proposed elevations indicate swift nesting boxes to be installed on each elevation of the dwelling.

The proposed ground floor plan show where there will be garden planting to the north west and to the rear of the site. The plan also states that biodiversity measures will be installed to fences, walls and hedges at appropriate access points to all sides of boundary

The Swineshead Biodiversity document states that the following measures will be included:

- new fencing will include hedgehog apertures in gravel boards to retain ecological corridors
- All external building lighting will be carefully considered (i.e. downlights only) and kept to a minimum, and off at peak foraging hours for bats.
- Show images of nest boxes integrated to houses

The 'notes relating to discharging of conditions' document states that the above measures shall be implemented prior to first occupation. This is acceptable and therefore the condition can be discharged.

Condition 9 can be discharged.

Condition number	Condition	Details submitted	Status
3	Prior to commencement of the development hereby approved a schedule of external materials and hard surfaced areas shall be submitted to the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.	SWI-06 Rev A Proposed Elevations, Dated: 02.03.2023 SWI-05 Rev A Proposed Elevations, Dated: 02.03.2023 Notes Relating To Discharging Of Conditions, Dated: 02.03.2023	Details not approved
4	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: 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); ii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and iii) details of how the scheme will be maintained and managed after completion.	SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023 SWI-03 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023 Notes Relating To Discharging Of Conditions, Dated: 02.03.2023	Details not approved

	<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>		
6	<p>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.</p>	<p>SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>SWI-03 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>Notes Relating To Discharging Of Conditions, Dated: 02.03.2023</p>	<p>Details Approved</p>
9	<p>No above ground construction works 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 dwelling.</p>	<p>Biodiversity Document, Dated: 02.03.2023</p> <p>Notes Relating To Discharging Of Conditions, Dated: 02.03.2023</p> <p>SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>SWI-03 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>SWI-06 Rev A Proposed Elevations, Dated: 02.03.2023</p> <p>SWI-05 Rev A Proposed Elevations, Dated: 02.03.2023</p>	<p>Details Approved</p>

NOTES FOR DECISION NOTICE:

Condition 3 and 4 cannot be discharged.

Conditions 6 and 9 can be discharged in accordance with the approved plans.