

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/23/0202/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge Conditions C4 (Materials), C5 (External Lighting) & C8 (Construction Management Plan) of permission B/23/0202
Location	Wrangle Box Property Limited, Brenton Villa, Wrangle Bank, Wrangle, Boston PE22 9DL
Applicant	Wrangle Box Property Limited, C/O Robert Doughty Consultancy Limited
Agent	Mr Lewis Smith, Robert Doughty Consultancy Limited
Statutory Expiry Date:	08-Apr-2024
Extension of Time:	
Recommendation	Agree
Report by:	Ian Carrington
Date:	07-Apr-2023
Officer Appraisal / Comments: <p>B/23/0202 allowed the erection of an industrial warehouse, part of a business assembling, storing and distributing agricultural packaging materials.</p> <p>Condition 4 required approval of materials. The submitted details show the walls and roof being finished in goosewing grey coated metal cladding – these materials will integrate with the group of buildings already on site and are considered acceptable.</p> <p>Condition 5 required details of proposed external lighting. Comprehensive data sheets and illumination plans have been furnished and the proposed details are considered to be satisfactory.</p> <p>To satisfy condition 8 a comprehensive construction management plan and construction management site layout have been submitted. The details, including site management, mitigation measures and hours of operation, are considered satisfactory.</p> <p>The Council's Environmental Health team and the County Council Highways/SUDS team have been consulted and neither has any objection.</p> <p>The Witham Fourth District IDB has also commented. Whilst not strictly relevant to the conditions subject to this application, the Board's comments cover a number of matters relating to an easement over part of the site and the requirements of IDB bylaws. An informative note is recommended to draw these comments to the attention of the applicant.</p>	



In summary the use of the submitted details will be acceptable to conform to conditions 4, 5 and 8 of planning permission B/23/0202.

Condition number	Condition	Details submitted	Status
C.4	Prior to any works above slab level on the development hereby permitted, details of the external colour of the cladding and roof of the warehouse building shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details so approved.	Materials data sheet received by the LPA on 12-Feb-2024	Acceptable
C.5	Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.	Ansell Lighting Guardian Product Information Sheet, Lumineux Exterior Lighting Technical Specification and External Lighting Side Profile Plan all received by the LPA on 12-Feb-2024	Acceptable
C.8	<p>Prior to any work other than site clearance on the development hereby approved a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:</p> <p>Method statement detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed</p>	Construction Management Plan and Construction Management Plan Site Layout both received by the LPA on 12-Feb-2024	Acceptable

	<p>to safeguard highway safety and residential amenity. Phasing of development to include access construction, parking and construction compounds Details of measures to minimise disturbance during the site clearing and construction process through noise, dust, vibration and smoke Proposed hours and days of working</p> <p>The development shall thereafter be carried out in accordance with approved construction management plan.</p>		
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NOTES FOR DECISION NOTICE:**INFORMATIVE NOTE TO APPLICANT**

The applicant's attention is drawn to the letter commenting on the application from the Witham Fourth District Internal Drainage Board dated 4-Mar-2024. This includes information regarding aspects covered by Board bylaws which may mean that separate consents outside the planning system are required. The applicant is advised to ensure that these matters have been discussed with the Board prior to the scheduling or commencement of any works.