

BOSTON BOROUGH COUNCIL

Planning Committee - 28 May 2019

Reference No: B/19/0089

Expiry Date: 07-May-2019
Extension of Time: 31st May 2019

Application Type: Approval of Reserved Matters
Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) following outline approval B/17/0359, for residential development (up to 5 dwellings)

Site: Land between Jesmond and Fenbank, Land North of Spalding Road, Sutterton, Boston, PE20 2ET

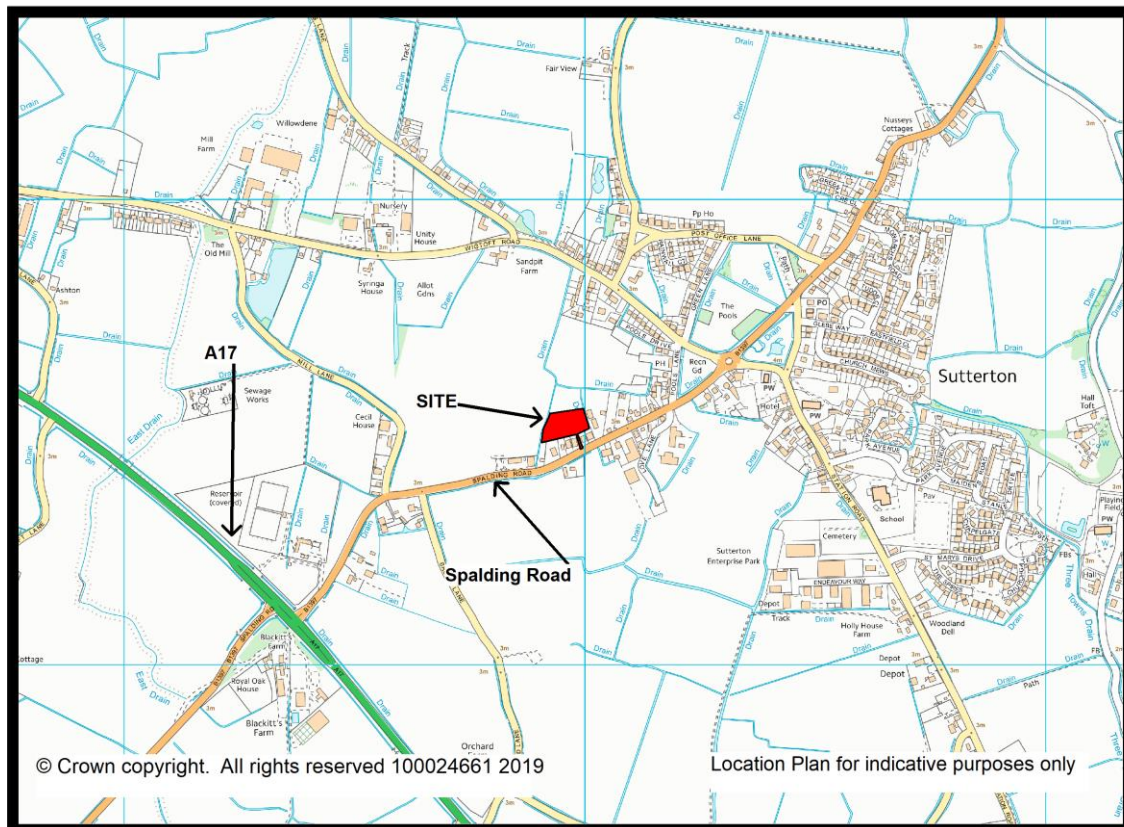
Applicant: Mr A McCloughlin
Agent: Mr Adrian Fox, AF Architecture

Ward: Five Village Parish: Sutterton Parish Council

Case Officer: Trevor Thompson Third Party Reps: Ten

Link to Application: [B/19/0089](#)

Recommendation: GRANT



1.0 Reason for Report

- 1.1 This application has been presented to the Planning Committee because of the site's planning history and because letters of objection have been received from neighbouring residents.

2.0 Application and site description

- 2.1 The application site covers approximately 0.4 hectares. The main part of the site forms part of a much larger field located to the rear of modern bungalows fronting Spalding Road, Sutterton. Part of the site includes a narrow agricultural track that leads to the main part of the application site to the rear. This track is located between two bungalows (*Fenbank* and *Jesmond*) and gains access onto Spalding Road. There are residential uses adjoining the site and there are commercial uses to the west and south-east. The site is at the edge of the settlement and within a semi-rural location. To the west lies agricultural land and commercial buildings.
- 2.2 This application is for the approval of reserved matters for the erection of five detached dwellings and associated garages including appearance, landscaping, layout and scale following the grant of outline planning permission, at appeal for residential development for up to 5 dwellings (ref B/17/0359). The appeal application included access to the site and therefore access is not a reserved matter. It is intended to upgrade the existing agricultural track to serve this development.
- 2.3 The details of the outline application and this current application are discussed in section 6 below.

3.0 Relevant History

- 3.1 At the meeting held on the 16th May 2017 an outline application including access with all other matters (appearance, landscaping, layout and scale) reserved for later approval for the erection of 5 residential dwellings and associated works on this site was refused for the following reasons:
- 1. The proposed development fails to take the opportunities available for improving the character and quality of the area. It would be out of character with the pattern of the surrounding development and result in material harm contrary to saved Local Plan policies G1, G6 and H3.*
 - 2. In view of the poor existing boundary treatment and external space in which to provide an adequate landscaped buffer area with the surrounding bungalows, this proposal would undermine the amenities of existing adjacent residential occupiers particularly as a result of the position of their existing habitable rooms, a conservatory and private amenity space which face along the access road. The increase in passing vehicles movements would erode the residential amenities of these adjacent occupiers by reason of activity and general disturbance. The proposal would be contrary to saved Local Plan Policies G1, G6 and the aims and objectives of the National Planning Policy Framework.*
- 3.2 The applicant appealed against this decision and the appeal was allowed, i.e. planning permission was granted. (ref B/17/0061).

3.3 At the meeting held in November 2017, a further outline application for residential development (up to 5 dwellings) including access with all other matters reserved for later approval on this site was refused for the following reason:

- 1 *The proposal would be out of character with the pattern of the surrounding development and result in material harm contrary to saved Local Plan policies G1, G6 and H3.*

3.4 The applicant appealed against this decision and the appeal was allowed. A copy of the Planning Inspector's decision letter which relates to both appeals, along with the conditions that form part of this permission is attached to this report as Appendix 1. (ref B/17/0359). This current application for the approval of reserved matters has been submitted following this outline approval.

4.0 Relevant Policy

4.1 Since the approval of the outline application ref B/17/0359 identified above, there have been changes to planning policy at both national and local level. The Development Plan now consists of the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) which was adopted by the Boston Borough Council and the South Holland District Council on the 8th March 2019. As a result of the adoption of the South East Lincolnshire Local Plan, all saved policies within the Boston Borough Local Plan have now been deleted. The Boston Borough Local Plan therefore no longer forms part of the development plan. In addition, the National Planning Policy Framework (2012) was updated in 2018 and has been updated again by the National Planning Policy Framework (2019) version.

South East Lincolnshire Local Plan (2011-2036)

4.2 At the time outline application B/17/0356 was determined, the majority of the site was located outside the settlement boundary of Sutterton as defined within the former Boston Borough Local Plan. Part of the site's access leading to the main part of the site to the rear was however within the village envelope. Inset Map 8 of the South East Lincolnshire Local Plan also shows the majority of the site outside of the Sutterton village Envelope. This part of the village envelope follows the rear boundaries of the established dwellings fronting this section of Spalding Road.

4.3 Policies in the South East Local Plan (2011-20136) that are relevant to this application are:

- Policy 2- Development Management
- Policy 3- Design of new development
- Policy 4- Approach to flood risk
- Policy 30-Pollution
- Policy 36 Vehicle and Cycle Parking

4.4 **National Planning Policy Framework (2019)**

Relevant sections of the NPPF that are relevant to this application are:

- Section 2 : Achieving sustainable development
- Section 5 : Delivering a supply of homes
- Section 12: Achieving well designed places
- Section 14: Meeting climate change, flooding and coastal change

5.0 **Representations**

5.1 Ten letters of representation have been received; nine letters of objection and one letter in support of the application. The letters opposing the scheme have been submitted from the occupiers of the following properties:

- Japonica, Spalding Road, Sutterton (x3)
- Haydor, Spalding Road Sutterton
- Fenbank, Spalding Road Sutterton
- Highclere, Station Road Sutterton
- Spalding Road Sutterton (no number or name given)
- Forget Me Not, Spalding Road Sutterton
- Jesmond Spalding Road, Sutterton.

5.2 The letter in support of this application is from the occupier of the following property:

- Ark Cottage, Spalding Road Sutterton.

5.3 The occupier of this property supports this application and considers growth is a 'good thing for everyone' and that the 'whole point in having a village/town is to house population'. The occupiers adds that the village has very little in the way of amenities and that its 'not just an ornamental show piece to look nice'

5.4 In addition, copies of letters have been received from the occupiers of Fenbank and Jesmond, both of Spalding Road which are addressed to the applicant/developer. It would appear that the applicant/developer has contacted the neighbours in order to address their concerns with regard to future maintenance of their existing fencing that runs along either side of the access road that will serve this development. The applicant/developer has suggested that the existing fences are taken down and replaced with the new acoustic fencing. Both neighbours have declined this suggestion.

Officer comment: This is a private matter between the applicants and the neighbours and is not a planning consideration.

5.5 The neighbours identified above have raised objections on the following grounds:

- Concerns that no evidence has been submitted with regard to condition 6 (future management and maintenance of the access road) and condition 9 (details of household waste collection) attached to the outline permission.

Officer comment: These details will need to be submitted for approval to this Council in order for these conditions to be 'discharged'. These details do not need to form part of this application for the approval of reserved matters.

- Concerns over access and that the erection of an acoustic fencing, siting of bins for roadside collection, will affect the available width of access (which will be, according to the neighbour closer to around 3m) for vehicular and pedestrian access.
- Proposed plans show two areas within the site for communal bin storage behind neighbouring properties. There is a potential for 10 bins to be left out for collection potentially along the private drive which will affect access.
- No development should be allowed to proceed until such time as the maintenance plan has been submitted and approved.
- Concerns that the access does not meet required standards and will affect highway safety.
- Concerns over ability of construction traffic, material delivery vehicles, utility vehicles, emergency vehicles to access the site.
- Concerns over pedestrian safety especially when one vehicle is entering the site from Spalding Road and another is exiting the site. Danger for motorists using Spalding Road (i.e. B1397).
- Application should be refused on lack of available access due to its width and inability to cope with construction traffic etc. No room for construction service bays near the entrance to the site and inadequate visibility splays may not be possible either.
- One neighbour points out that the conditions recommended by the County Highway Authority were not included on the appeal decision letter.
- This application does not include access and neighbour does not agree that all details relating to the access were approved at appeal stage given outstanding conditions.
- DoT recently issued advice to Local Authorities discouraging the granting of schemes which included a shared access until further notice to enable further guidance to be issued. This is because shared drives may be potentially hazardous to the blind and partially blind. This development does not accord with the DoT rules.
- No details have been submitted with regard to the provision of utilities, e.g. electric cables, foul water etc. within the site or along the access.
- Concerns about the ability of neighbours to maintain their fences given that the proposed acoustic fencing will be erected immediately adjacent to existing fencing. Concerns that any future maintenance be carried out on the road would prevent vehicular and pedestrian access to the site.
- Proposed acoustic fence does not conform with Local Authority guidelines with regard to height and appearance that have applied to previous builds along this stretch of Spalding Road.

- Concerns that condition 5 attached to the outline permission requires the acoustic fence to be erected before occupation of any dwellings on site. This condition does not fairly consider the neighbours privacy and well-being during the construction period.
- Loss of visual amenity, development will spoil rear outlooks and views. Impact on privacy, concerns regarding overlooking, noise disturbance and impact on amenity.
- Concerns over future development of land to the north of the site given proposed layout shows access gate and corridor between plot 4 and 5. (Note: Plan shows this corridor as 'maintenance access to rear field'.)
- Development does not accord with Local Plan policies G1, G2, G3, G4, G6, C01, H3 and T2.

Officer comment: The policies identified by the neighbours are those policies which formed part of the Boston Borough Local Plan. The policies that are relevant to the current application are those contained within the South East Lincolnshire Local Plan (2011-2036) and are identified in section 4 above.

- Application is not for affordable housing
- Concerns relating to encroachment of properties
- Proposed fencing will have a detrimental effect on the character of the area which may cause obstruction to pedestrians and may affect amenity
- Concerns over disposal of surface water, potential for third party flooding and impact on water table.

6.0 Consultations

- 6.1 Sutterton Parish Council has 'no comments but has reservations'. The Parish Council does not elaborate on what these reservations are.
- 6.2 County Highways Authority has no objections.
- 6.3 Environment Agency has no objections given the submitted plans confirm that the minimum floor levels will be 3.5m ODN.
- 6.4 Environmental Health Manager has no objections.

7.0 Planning Issues and Discussions

- 7.1 The key planning issues in the determination of this application are:
- The principle of development having regard to development plan policies.
 - Access issues and impact on highway safety.
 - Impact on residential amenity.
 - Impact on the character and appearance of the countryside.
 - Flood risk and drainage.

The principle of development having regard to development plan policies

- 7.2 The majority of the application site lies outside the Sutterton village envelope and within countryside as identified in the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP). This is an area where policy 1 (d) (Spatial Strategy) of the SELLP would normally only allow such development where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.
- 7.3 At the time outline permission B/17/0356 was determined by this Committee, the development plan consisted of the Boston Borough Local Plan and the majority of the application site was outside the village boundary (i.e. within countryside) as identified within this document. At that time this Council did not have a 5 year supply of housing and therefore this Council's housing supply policies were considered out of date. There was a presumption in favour of granting planning permission, '*unless any adverse effects of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole*'. This was a major factor in the determination of the appeal application,
- 7.4 As indicated above, the outline application was refused by this Council and the subsequent appeal was upheld. In reaching this decision, the Planning Inspector considered that '*... the proposed development would not significantly extend the boundary of the settlement into open countryside and would provide a neater edge to the village that would enhance the character and appearance of the area* (paragraph 17 of the Planning Inspectors decision letter).
- 7.5 As some Members are aware following the adoption of the SELLP, this Council now has a 5 year supply of housing which has considerable weight in the determination of applications for residential development. Therefore the 'planning balance' in the determination of such applications would be significantly different should the same type of application be submitted on this site today. In such an event, it is likely that this Council would be able to defend a refusal of a similar outline application at appeal on this site far more robustly and more successfully today than it did last year. Nevertheless, the fact that the outline approval ref B/17/0359 remains extant and that this current application is for the approval of reserved matters following the grant of this outline approval means that the principle of housing on this site has already been established and cannot be revisited again at reserved matters stage. This effectively means that Policy 1 (Spatial Strategy) as contained within the SELLP has no weight in the determination of this application.
- 7.6 This current application is for the approval of reserved matters relating to the appearance, layout, landscaping and scale for residential development consisting of five detached dwellings and must therefore be assessed in relation to the objectives of the relevant policies identified above that form part of the SELLP.

Access issues and impact upon highway safety

- 7.7 It is proposed utilise and upgrade the existing agricultural track that lies between two existing bungalows that front onto Spalding Road to serve this development. A number of neighbouring residents have raised concerns regarding access and the ability of the proposed access to accommodate the proposed housing development as detailed above. However, access to the site was approved at outline stage and is not a matter that was reserved for later approval. Thus, access does not form part of this current application for the approval of reserved matters and this Committee cannot revisit this matter in the assessment of this application. Access to the site was not a reason for this Council's refusal of the outline application that was approved at appeal.
- 7.8 The Planning Inspector at appeal acknowledged concerns that had been expressed by neighbouring residents at outline stage about pedestrian safety due to the width of the access road. The inspector states that '*.... I consider that the existing track is wide enough to accommodate the safe passing of vehicles and pedestrians. I note that the highways authority reached a similar conclusion and raised no objection to the proposed access*' (paragraph 19 of the Inspector's letter).
- 7.9 A condition was attached by the Planning Inspector to the outline approval that requires the access and development to accord with plans that formed part of the outline application. These plans include details of the width of the access road (i.e.4.1m) , junction details and section details, including the provision of an acoustic fence either side of the access road (see below). Conditions have also attached that requires the submission for approval of details relating to the location of household waste collection and the future maintenance and management of the access road (i.e. Conditions 6 and 9). These conditions remain outstanding and the applicant will need to submit a future application for approval to discharge these conditions before development commences.
- 7.10 The submitted layout includes the provision of a turning facility at the end of the roadways and each property will be served by attached or detached garage. The turning facility is large enough to accommodate emergency vehicles. Policy 36 of the SELLP requires the provision of 2 car spaces within the curtilage for dwellings up to 3 bedrooms and 3 spaces with 4 or more bedrooms. The guidelines indicates that a garage can count as one space if it is 2.6m x 5.6m width with an additional 1m at the end to park cycles.
- 7.11 Although the internal layout of the proposed detached and attached garages do not strictly comply with these required dimensions, there is adequate land to provide within each plot the necessary space for cycles and car parking provision to accord with the above mentioned policy. No objections have been received from the County highway Authority.

Impact on residential amenity

- 7.12 There are residential properties fronting Spalding Road within close proximity to the site and either side of the proposed access that will serve this development. The main part of the site where it is intended to erect the proposed five dwellings lie to the rear of seven residential properties and to the side of Elm Lodge to the east.

- 7.13 As indicated above, the proposed access to the site lies between two bungalows and in order to reduce noise disturbance and protect residential amenity of the occupiers of these adjacent properties, it is proposed to erect a 1.8m high acoustic fence along either side of the access road and adjacent to the existing boundary fencing. The access to the site including the provision of the acoustic fencing were approved at appeal at outline stage. The Planning Inspector did not consider that the neighbours amenity would be substantially harmed by pedestrian and vehicular traffic that would use the access road though a condition has been imposed (i.e. condition 5) that requires the fence to be erected before any dwellings are occupied.
- 7.14 As indicated above, concerns remain by some neighbours about the impact that this development may have upon residential amenity, especially during the construction period. In order to mitigate against such impact a condition may be imposed that requires the submission of a construction management plan that identifies both how the development can be carried out without causing harm to residential amenity, including details relation to working hours etc. and which demonstrates how highway safety can be managed and protected during this period.
- 7.15 It is proposed to erect five dwellings on this site; two will be bungalows (on plots 1 and 5) and the other three dwellings being two or 1 and a half storey. The proposed bungalows on plots 1 and 5 will be located nearest to the southern boundary of the site shared with neighbouring properties and will be sited at around 5m or so from this boundary. The proposed detached garage that will serve plot 1 will be about 3m from the southern boundary. The southern boundary of the site shared with these neighbouring occupiers is a mixture of both fencing and hedging of various types.
- 7.16 The submitted layout plan shows the respective distances between the proposed five dwellings and the rear elevations of the neighbouring properties to the south. Apart from the proposed garages that will serve plots 1 and 5 all of the main parts of the proposed dwellings will be over 20m from the rear elevations of these neighbouring properties. This is acceptable. Although there are no locally adopted standards relating to minimum distances between the rear elevations of existing and proposed properties or in relation to overlooking of rear gardens, a '22m rule of thumb' between elevations of existing and proposed properties has been used on many occasions by this Committee. This assumes two storey properties on level land. The proposed two storey houses on plots 2, 3 and 4 will be sited well in excess of this minimum distance.
- 7.17 There is a dwelling to the east of the site known as Elm Lodge. The proposed bungalow with integral garage on plot 5 will be adjacent to Elm Lodge. The side elevation of the proposed dwelling at plot 5 will be about 4.5m from the shared boundary and the attached garage will be about 1.5m from the shared boundary. Most of this shared boundary is marked by extensive landscaping though part of Elm Lodge (and attached conservatory) is visible from the site. The proposed attached garage will be relatively close to the neighbours' conservatory though the proposed relationship between these two properties is acceptable.

- 7.18 It is true to say that the presence of new buildings on open land where none exists at present may be intrusive and have, to some extent, an impact on the amenity and outlook of the neighbouring occupiers. However and as indicated above, the principle of residential development on this site has already been established and the main issue, in term of residential amenity will be whether the scale, appearance, layout or landscaping of the site will harm neighbours amenity. It is considered that although residential amenity will be to some extent eroded by this development, given the good quality designs and siting of the proposed dwellings, such harm will not be substantial.

Impact on the character and appearance of the countryside

- 7.19 The appeal outline application identified above was refused by this Council because it was considered the proposed development would be 'out of character with the pattern of the surrounding development' and would result in 'material harm, contrary to saved policies G1, G6 and H3. The Planning Inspector did not agree and considered that the development '*would enhance the character and appearance of the area*'. (paragraph 17).
- 7.20 The pattern of development in the area may be described as a mix of housing and commercial units with no dominant architectural style. The proposed five dwellings consisting of both bungalows and two storey dwellings of varying designs and materials will add to this housing mix. The submitted plan shows landscaping within the site consisting of fencing, hedging and tree planting though it is considered that further additional soft landscaping is required to enhance the setting of the scheme given its edge of countryside setting. A suitable landscaping condition may therefore be imposed to require an amended landscaping scheme to enhance the appearance and character of the area.

Flood risk and drainage

- 7.21 The site is within Flood Zone 3 and the outline application was accompanied by a flood risk assessment. The average land level is about 2.55m AOD and the Flood risk assessment recommended that the finished floor levels to be set at 3.5m AOD. A condition was imposed by the Planning Inspector that required the development to accord with the submitted Flood Risk Assessment. The submitted layout plan indicates that ground levels surrounding each of the proposed dwellings are to be graded into surrounding levels to the rear of the development to reduce the prominence of the proposed raised dwellings and to ensure that they assimilate within their surroundings.
- 7.22 Condition 7 attached to the outline approval requires the submission of a foul and surface water scheme before development commences. It is proposed to install a perforated land drain along the southern boundary of the site adjacent to the boundary fencing. This drain will accommodate potential surface water discharge overflow given raised land levels. The surface water will discharge into existing drains that are located along the east and western boundaries. The Welland and Deepings Internal Drainage Board (IDB) commented at outline stage that consent from the IDB would be required if surface water is to be discharged from the site. The IDB has not commented on this current application and no further details have been submitted with regard to surface water disposal. However the submitted plans indicate that if the surface water discharge into the adjacent dykes is not suitable then soakaways will be used.

- 7.23 With regard to the disposal of foul water, it is proposed to install a wastewater treatment plant though no details of the foul drainage layout or the location of the treatment plant have been submitted.
- 7.24 The requirements of condition 7 with regard to both surface water and foul water remain outstanding and this condition has therefore not been discharged. An informative should be imposed on the decision notice which reminds the applicant that this condition remains outstanding.

8.0 Summary and Conclusion

- 8.1 The principle of residential development and access to it has been established by the outline permission that was granted at appeal. Extensive concerns have been expressed by some neighbours about access to the site and the ability of the road (with particular regard to its width) to serve this development and whilst these concerns are understandable such matters are therefore not for consideration at this reserved matters stage.
- 8.2 The majority of the site is outside the village limits as defined in the SELLP and the outline permission was granted by the Planning Inspector at a time when this Council could not demonstrate a 5 year supply of housing. Following the adoption of the SELLP this Council now has a 5 year supply so it is likely that if the same type of outline application were to be submitted today on this site, it would likely be refused by this Council and perhaps any subsequent appeal would likely fail. However, this is not the case before this Committee and the main issues for consideration of this current application relates to the detail, design and layout of the proposed scheme.
- 8.3 It is considered that the design of the scheme is of good quality. There is adequate separation distances between the existing and proposed dwellings, the designs of each dwelling are materials are acceptable. It is concluded that subject to a satisfactory enhanced landscaping scheme, this development will not harm the amenity of residents or the character of the area and therefore accords with the objectives of the relevant policies contained within the SELLP and the NPPF.
- 8.4 As indicated above it is recommended that an informative is inserted on the decision notice which reminds the applicant that conditions 1-9 attached to the outline condition (including conditions relating to access, acoustic fencing, drainage, road maintenance and household waste collection) apply to this development and remain outstanding.

9.0 **Recommendation: GRANT**

9.1 It is recommended that this application is approved subject to the conditions set out below.

1 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location plan and block plan ref 19/01/HRH/pr-01 rev B
- Proposed site plan ref- 19/HRH/Pr-02 rev C
- Plot 1 -Proposed floor and roof plans ref 19/01/HRH/Pr-03 rev B
- Plot 2 -Proposed floor and roof plans ref 19/01/HRH/Pr-06 rev A
- Plot 3 –Proposed floor and roof plans ref 19/01/HRH/Pr-09 rev A
- Plot 4 –Proposed floor and roof plans ref 19/01/HRH/Pr-11 rev A
- Plot 5 – Proposed floor plan and roof plans ref 19/01/HRH/Pr -13 rev B
- Plot 1 Proposed elevations ref 19/01/HRH/Pr-04
- Plot 2 –Proposed elevations ref 19/HRH/Pr-07
- Plot 3- Proposed elevations ref 19/01/HRH/Pr-10
- Plot 4- Proposed elevations ref19/01/HRH/Pr-12
- Plot 5- Proposed elevations ref 19/01/HRH/Pr-14
- Plot 2-Proposed elevations and Proposed detached garage- plots 2 and 4 ref 19/01/HRH/Pr-08
- Proposed detached garage –plot 1 ref 19/01/HRH/Pr-05

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

2 Notwithstanding the submitted details, before any development takes place above ground level, full details of hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. The scheme shall include:

- a) boundary treatment
- b) hard surface materials
- c) minor structures
- d) planting schedules (species, sizes densities)
- e) existing trees to be retained/removed

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 3 All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with the objectives of policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 4 Before occupation of any of the dwellings hereby approved details of the external lighting including future maintenance and management to be provided along the private drive shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried as approved before occupation of any dwelling house or in accordance with timescales to be agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, safety and crime prevention and to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 5 Prior to the commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall prescribe how the construction of the site will be phased, where wheel wash facilities will be provided, hours of working, where accommodation and welfare facilities will be provided, where site vehicles and vehicles of site personnel will be parked and where materials will be stored and delivered on site. Construction of the permitted development will be undertaken in accordance with the approved construction management plan.

Reason: In the interests of amenity and the safety and highway safety and to accord with the objectives of policies 2, 3 and 30 of the South East Lincolnshire Local Plan (2011-2036). This is a pre-commencement condition due to the fact that the management of plant, site equipment etc needs to be agreed prior to the commencement of any development to ensure that neighbour's amenity and safety are respected. '

Note to applicant: You should be aware that conditions 1-9 attached to outline permission ref B/17/0359 apply to this development.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Lisa Hughes
Growth Manager