

**Development Management Committee
26 June 2018**

Additional Information

KJC1 S18/0543

Proposal: Erection of 25no. Dwellings, (20no. apartments and 5no. townhouses) with associated access, car parking and landscaping.

Site Address Land at Wherry's Lane, Bourne

Additional Information/Comments

2no. amended plans have been provided by the applicant's agent. The plans incorporate an enlarged bin storage area to accommodate 8no. 1100 litre wheeled bins. There is no change to the number of parking spaces which remains at 25 spaces one per unit.

Local Lead Flood Authority (LCC)

The 1.4 litres per second per hectare discharge rate (that is often quoted for developments that discharge ultimately into Internal Drainage Board systems that have a pumped outfall into a river system) derives from the collective pumping capacity of the numerous pumping stations within the Boards area divided by the surface area of the land for which the Board have drainage responsibility

It is therefore an average manageable discharge rate for the whole of the Board's area rather than the actual rate that surface water would be coming off an undeveloped or 'greenfield' site.

The generally accepted minimum rate, controllable by a hydro-brake or similar device, is presently 5 litres per second.

The discharge rate from Wherry's Lane is into a piped system within the built-up area of Bourne rather than into a watercourse so '5 litres per second' is acceptable.

Local Highway Authority (LCC)

The layout is acceptable. Car parking space provision for new development proposals is not an exact science – there is currently not a prescriptive standard.

The development is for mainly apartment accommodation. The site is within the centre of the town, where there is a wide range of shops, services, facilities and employment opportunities within easy walking distance.

Whilst there is not a railway service within Bourne, there is a bus terminus within easy walking distance.

There are parking restrictions on the highways in the immediate vicinity of the application site.

Given the considerations above, the residual cumulative transportation impacts of the proposed development would not be expected to be severe.

Head of Street Scene

The refuse vehicle would reverse back adjacent to the bin collection area. Individual bins for the town houses would need to be presented at the edge of the car park but not obstructed by park cars.

Senior Historic Environment Officer - Heritage Trust of Lincolnshire

Given the location of the site and the potential for the presence of archaeological remains, trial trenching would be an appropriate means of determining the potential for the survival of any archaeological deposits in this area. The trial trenching should be undertaken prior to development groundworks commencing to determine the presence of any significant deposits. The number / arrangement of trenches can be revised in line with any on-site constraints.

Comments on the Information received

Based on the comments of the Lead Flood Authority above, condition 5 should be amended to 5 litres per second per hectare.

Amended plans have been received increasing the size of the bin collection area.

Condition 2 – Approved plans and Condition 16 - Parking and turning require the new plans to be incorporated into these conditions.

The additional information provided by the local highway authority in relation to parking provision highlights the specific circumstances of this application and that the parking provision proposed is acceptable.

The comments of our street scene team confirm that the proposed arrangements for refuse collection are acceptable.

Based on the comments of the Senior Historic Environment Officer in relation to the potential for archaeology to be present on the site requires the inclusion of a condition requiring a programme of works is required. This condition (3) is added below.

All conditions are reproduced in full below incorporating the above changes.

Alterations/Additional Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:

- i. Proposed Plans and Elevations - **Dwg No. LDC 1685-PL03_B - Ground Floor Plan**
- ii. Proposed Plans and Elevations - Dwg No. LDC 1685-PL04_A - First Floor Plan
- iii. Proposed Plans and Elevations - Dwg No. LDC 1685-PL05_A - Second Floor Plan
- iv. Proposed Plans and Elevations - Dwg No. LDC 1685-PL06_A - Third Floor Plan
- v. Existing Plan - Dwg No. LDC 1685-PL01_A - Site area

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.**

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and Paragraph 141 of the NPPF.

- 4 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall;

a) 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;

b) Provide attenuation details and discharge rates which shall be restricted to **5.0 litres/second/hectare**;

c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full accordance with the approved details.

Reason: To ensure a satisfactory means of drainage.

- 6 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - ii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
 - iii. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF paragraphs 120 and 121.

- 7 Before any construction work above d.p.c level hereby permitted is commenced details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- i. means of enclosure;
 - ii. car parking layouts;
 - iii. other vehicle and pedestrian access and circulation areas;
 - iv. hard surfacing materials;
 - v. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
 - vi. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
 - vii. retained historic landscape features and proposals for restoration, where relevant.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 8 Before any construction work above d.p.c level is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 9 Before the development hereby permitted is commenced, plans showing the existing and proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties/an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 10 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 11 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 12 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF paragraphs 120 and 121.

- 13 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface is provided in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

- 14 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 15 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Ongoing Conditions

- 16 The arrangements shown on the approved plan **Dwg. No. LDC 1685-PL02_B** received 20 June 2018 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the dwellings are in use.

Reason: To enable calling vehicles to wait clear of the carriageway and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 - 187 of the National Planning Policy Framework.
- 2 Prior to the commencement of the development hereby permitted you are advised to contact the Divisional Highways manager, Lincolnshire County Council (telephone number: 01522 513100) to discuss the proposed works within highway limits.

Changes to Recommendation

No change to recommendation.