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Borough
Council**

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Planning Committee

6 June 2023

Report of: Assistant Director for Planning and Delivery

23/00034/DIS Approval of Conditions 3 (external materials), 5 (scheme for the disposal of foul and surface water), and 10 (construction traffic management plan) attached to planning permission ref.21/01204/FUL

Cross Roads Farm Salford Road Eastwell Leicestershire LE14 4EF

Applicant: Mr A Hewson

Officer: Mrs Helen White

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Alan Hewson (Croxton Kerrial)
Date of consultation with Ward Member(s):	25 January 2023
Exempt Information:	No

Reason for committee determination

The applicant is an elected member, Cllr Hewson. The constitution therefore requires this application to be determined by Planning Committee.

Web Link

<https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ROFJ9KKOM4X00>

Planning Report

23/00034/DIS Discharge conditions- Approval of Conditions 3 (external materials), 5 (scheme for the disposal of foul and surface water), and 10 (construction traffic management plan) attached to planning permission ref.21/01204/FUL

RECOMMENDATION(S)
1 Approval of the details submitted.

1 Executive Summary

- 1.1 Planning permission ref. 21/01204/FUL was granted by Planning Committee on 21 July 2022 for the erection of three new dwellings, with the addition of a replacement farm yard, 3 barns, a joiners workshop, a farm shop and cafe, and a building for use as a railway museum with associated parking and landscaping (hard and soft). Three pre-commencement conditions were attached to this planning permission; 3 (materials), 5 (scheme for the disposal of foul and surface water), and 10 (construction traffic management plan).
- 1.2 This application seeks to discharge conditions 3 (materials), 5 (scheme for the disposal of foul and surface water), and 10 (construction traffic management plan) attached to planning permission ref. 21/01204/FUL.

Main Report

2 The Site

- 2.1 The application relates to a 0.84 hectare site which has historically been used for predominantly agricultural purposes and houses a group of six non-traditional agricultural buildings of varying sizes. As the name suggests the site is located at the crossroad junction of Scalford Road and Waltham Road, to the south of the settlement of Eastwell. The closest dwelling house to the site, other than within the wider farmstead which is also in the applicant's ownership, is just over 300m to the north of the site.
- 2.2 The land within the site surrounding the existing buildings and structures is predominantly laid to hardstanding with areas of compacted earth as well as small pockets of vegetation. The buildings are single storey and constructed of a mix of breeze blocks, corrugated metal and timber. There is an established hedgerow along the site's northwest boundary shared with Scalford Road and timber and concrete fencing along the site's southeast boundary shared with the surrounding agricultural fields. The site is located on a slightly higher ground level to the adjoining agricultural fields.
- 2.3 To the northeast of the site is the farmhouse and a range of traditional farm buildings which have a functional connection with the application site. The farmhouse and agricultural range are grade II listed. The closest building within the range has historically been used as a farm shop however, planning permission and listed building consent has recently been

approved for its conversion to a dwelling. In addition to the farm shop buildings within the wider agricultural complex have historically been used as a small museum.

3 Planning History

- 3.1 21/01204/FUL - Provision of three new dwellings, a replacement farmyard, 3 barns, a joiners workshop, a farm shop and cafe, and a building for use as a railway museum with associated parking, and landscaping (hard and soft) permitted August 2022

4 Proposal

- 4.1 The application is to discharge conditions associated with a previously approved planning application. The process for a Discharge of Condition is to consider the acceptability of the details submitted in this instance the submission relates to external materials, drainage details and construction management, the details of which will be considered below.

5 Amendments

- 5.1 The application has not been amended since its submission, however additional information has been provided following a request from the Local Highway Authority.

6 Planning Policy

6.1 National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- National Design Guide

6.2 Melton Local Plan

- C9 Healthy Communities
- EN1 Landscape
- EN6 Settlement Character
- EN8 Climate Change
- EN12 Sustainable Drainage Systems
- EN13 Heritage Assets
- IN2 Transport, Accessibility and Parking
- D1 Raising the Standard of Design
-

6.3 Other

- Design of Development SPD

- 6.4 The Draft Croxton Kerrial and Branston Parish Neighbourhood Plan is at the early stage of adoption and can only be afforded very limited weight.

7 SUMMARY of RESPONSES

SUMMARY OF TECHNICAL CONSULTATION RESPONSES

- Local Highway Authority - initially advised insufficient information had been submitted but following the submission of further details they now raise no objections.

SUMMARY OF REPRESENTATIONS

7.1 Ward Member(s)

- None received

7.2 Parish Council

None received

7.3 Neighbours

- None received

8 PLANNING ANALYSIS

8.1 The main considerations are

- External Materials (Condition 3)
- Foul and Surface Water Drainage (Condition 5)
- Construction Management Plan (Condition 10)

External Materials - Condition 3

8.2 Condition 3 states:

Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.

Reason: To ensure a satisfactory standard of external appearance.

8.2.1 The materials proposed include natural course Ironstone, Wienerberger Oast Russett bricks, reclaimed bricks, and horizontal softwood timber cladding to the walls and Redland Old Hollow Clay pantiles to the roof.

8.2.2 The proposed materials are considered to be of a suitably high quality to enhance the setting of the adjacent listed buildings as well as the character of the surrounding area in accordance with Local Plan policies EN6, EN13 and D1.

Foul and Surface Water Drainage - Condition 5

8.3 Condition 5 states:

The development hereby permitted must not commence until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted must not be occupied or first brought into use until the drainage scheme has been implemented and completed in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in terms of the disposal of foul water and to ensure that the development increases water attenuation/storage on the site and minimises the risk of flooding elsewhere.

8.3.1 A drainage plan, drawing no.2111 – 02DP has been submitted which shows the location of the treated and surface water drainage run-off routes, the location of sewage treatment plants, and the location of the existing pond which would be used as a soakaway.

8.3.2 Para.167 of the NPPF supports new development where: “c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;” The NPPG establishes a drainage hierarchy for dealing with surface water runoff including the following options:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

8.3.3 Surface water and treated water run-off would be directed towards an existing pond located to the east of the application site. Which means surface water would be directed to a surface water body which is the second option set out in the NPPG’s drainage hierarchy.

8.3.4 The site does not have access to the mains sewer therefore package sewage plants would be provided within the site to deal with foul water. Package sewage plants are listed as the first option as a non-mains alternative solution in Building Regulations Approved Document H. This hierarchy for foul drainage is included in the Environment Agency’s ‘Advice for local authorities on non-mains drainage from non-major development’. The principle of this approach is therefore considered acceptable.

8.3.5 The submitted drawing ref.2111 - 02DP demonstrates how the proposed drainage strategy could be accommodated within the site as part of the previously approved layout. Therefore the proposed drainage strategy is considered to provide for the adequate disposal of foul water and will ensure the increased water attenuation on land within the wider site and minimises the risk of flooding elsewhere.

8.3.6 Therefore the submitted details are acceptable on drainage grounds in accordance with Local Plan policy EN12, the NPPG, and the Environment Agency’s Advice.

Construction Management Plan - Condition 10

8.4 Condition 10 states:

8.5 No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and time table.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

8.6 The submitted Construction Management Plan (CMP) provides details of the site access and egress points, and the routing of vehicles to and from the site. It demonstrates how main roads will be used keeping traffic outside of small settlements. In addition mitigation measures including the provision of a wheel wash within the site shall be provided before construction work begins and will be removed after the completion of the works.

8.6.1 The Local Highway Authority initially raised concerns over the level of detail submitted within the CMP however, the applicant has submitted further detail to address their concerns. As such no concerns are raised with respect to the construction management plan / highway safety in accordance with Local Plan policies D1 and IN2

9 REASON FOR RECOMMENDATION

9.1 The proposed external materials are considered appropriate to the site context and are of a high quality which would enhance the setting of the adjacent listed buildings. Surface water runoff would be directed to an existing open water body which is identified as option 2 in the drainage strategy set out in the National Planning Practice Guidance.

9.2 Foul sewage would be directed to package sewage plants within the site which is considered to be an acceptable approach where no access to mains sewage is practicable. The construction traffic management plan provides details of the routing of construction traffic and details of mitigation measures which would ensure highway safety.

10 Financial Implications

10.1 There are no financial implications associated with this planning application.

Financial Implications reviewed by: N/A

11 Legal and Governance Implications

11.1 Legal and Governance issues are considered and assessed within the report where relevant.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

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