DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0484-25**	**Applicant:**	**T A C Architects**
Proposal:	Details of works for the improvement of Carrington Drove (Condition 4 of H02-0241-23)		
Location:	Off Carrington Drove Crowland		
Terminal Date:	15th July 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This is an application seeking to discharge condition 4 of H02-0241-23 relating to improvements to Carrington Drove. It is proposed that a passing place would be added to the south of Carrington Drove South, measuring approximately 1700mm by 1200mm.

Site Description

The site is outside of any settlement boundaries outlined within the South-East Lincolnshire Local Plan, 2019 (SELLP), lying approximately 500m south-east of Crowland. The site is located off Carrington Drove, a minor, adopted road south of the A16. Carrington Drove is a small, single-track road, with drains on either side.

The site encompasses a total area of approximately 1.09 hectares, currently used as a poultry farm. Three sheds are present on site, in various stages of disrepair. A fourth shed was located towards

the south of the site but was demolished following severe damage. The site of the former shed is a covered in hardstanding and will be used as a display area.

Relevant History

H02-1490-05 - Full. Change of use to riding stables, riding school and livery yard. Approved 07/03/06.

H02-0516-10 - Full. Proposed Fenland Tourism Centre and relocation of Crowland Caravans and Camping. Approved 07/04/11.

H02-0026-15 - Full. Alterations, extensions and replacement buildings to create new Fenland Tourism Centre and relocation of Crowland Caravans and Camping. Approved 26/03/15.

H02-0544-15 - Section 73 Modification. Alterations, extensions and replacement buildings to create new Fenland Tourism Centre and relocation of Crowland Caravans and Camping - approved under H02-0026-15. Modification of Condition 2 to allow amendments to previously approved plans, including 12.4-metre-high flue and rotation of boiler and associated fuel store. Approved 26/08/15.

H02-0957-15 - Condition Compliance. Details of Conditions 3, 4, 5, 6, 7, 10, 14, 16, 17, 18 and 21 of H02-0544-15. Approved 24/11/15.

H02-0241-23 - Full. Change of use of land and conversion of existing poultry shed, including two extensions, re-cladding of external elevations, site fencing and associated works to Use Class E. Approved 07/09/23.

H02-0560-24 - NMA. Change of use of land and conversion of existing poultry shed, including two extensions, re-cladding of external elevations, site fencing and associated works to Use Class E - Approved under H02-0241-23. Amendment to material of perimeter security fence & addition of internal security fence & gates. Approved 02/07/24.

H02-0561-24 - Condition Compliance. Details of improvement of Carrington Drove (Condition 4 of H02-0241-23). Approved 24/07/24.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Highway and Lead Local Flood Authority

"The details submitted to discharge condition 4 attached to H02-0241-23 are acceptable in accordance with approved drawing 08/228/PA/21A dated 13 May 2025"

North Level Internal Drainage Board

Outline that consent may be required as works appear to be within close proximity to IDB assets. Board requests further information on site drainage.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Condition 4

Condition 4 of H02-0241-23 reads:

"Prior to the commencement of any part of the development hereby permitted, details shall be submitted to the Local Planning Authority for the improvement of Carrington Drove. The works, as approved, shall be completed to the satisfaction of the Local Planning Authority prior to the

commencement of use of the permitted development."

Whilst the road itself would not be improved, the proposal would ensure that suitable and safe access can be assured. The passing place has suitable visibility of the whole road to ensure vehicles have time to manoeuvre and pass safely. The details are considered to be acceptable by the Highway Authority, as evidenced in the above consultation response.

Improvements to the road itself have not been proposed, contrary to the original comments of the Highway Authority in the host application. However, as the road is an adopted road, the onus is placed upon the Highway Authority to suitably maintain their roads, and it would be improper to request repairs by a private party in light of this.

As such, the details provided are considered acceptable. The passing place will allow for the safe use of the site, and therefore, Condition 4 can be discharged.

Outstanding Matters from Representation

The comments from the IDB are noted; however, the byelaws of the IDB sit outside of the planning regime. The enforcement of these byelaws is the responsibility of the IDB, and therefore, it would be improper to resist the application or request additional information on this basis. The applicant is recommended to contact the IDB in the first instance.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

The details provided are considered to be meet the requirements of Condition 4, and therefore, Condition 4 of H02-0241-23 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.