

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H02-0578-19	Applicant:	Wheatley Group Developments Ltd
Proposal:	Details of boundary treatment, external materials, surface water drainage, construction management and wheel washing facilities (Conditions 4, 5, 7, 8 and 9 of H02-0062-19)		
Location:	Land At Harvester Way Crowland		
Terminal Date:	24th January 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
07	Improving South East Lincolnshire's Employment Land Portfolio
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	1	1

CASE OFFICER ASSESSMENT

Proposal

Details of the boundary treatment, external materials, surface water drainage, construction management and wheel washing facilities (Conditions 4, 5, 7, 8 and 9 of H02-0062-19).

Since submission the condition relating to affordable housing has been removed from this application, although for completeness a plan indicating the locations of the affordable housing remains on the application.

Site Description

The application site is a greenfield site, and has an area of approximately 3.4 hectares. Harvester Way dissects the site. Immediately to the east is the residential built-up edge of Crowland, with houses backing onto the site and gardens enclosed by close board fencing. The western boundary of the site extends almost to the publically adopted highway of Crease Drove, with development employment land opposite.

History

H02-1087-14 Residential development - Outline application for the erection of up to 100 dwellings with associated landscaping and ancillary works. Allowed on appeal.

H02-0659-18 Reserved Matters for H02-1087-14. Approved 16-11-18.

H02-0062-19 SEC 73 MODIFICATION Residential Development - outline application for the erection of up to 100 dwellings with associated landscaping and ancillary works (all matters reserved) - approved under appeal decision H02-1087-14. Modification of Condition 5 relating to affordable housing. Approved 23-04-19.

Consultation Responses

Crowland Parish Council

The Parish Council will rely on the expertise of the SHDC Planning Officers for this application.

LCC Highways & SUDS Support

No response received.

SHDC EHO

No objection.

Anglian Water

No comments.

North Level Internal Drainage Board

No response received.

Planning Considerations

Condition 4

The details are considered to be acceptable.

Condition 5

The details are considered to be acceptable..

Condition 7

The details are considered to be acceptable.

Condition 8

The details are considered to be acceptable.

Condition 9

The details are considered to be acceptable.

Conclusion

The details are considered to be acceptable.

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 to approve details 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 to approve details 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.