DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H03-0130-21**	**Applicant:**	**Jelson Ltd**
Proposal:	Details of remediation & validation report relating to contamination (Condition 11 parts iii & iv of H03-0331-16)		
Location:	Caultons Field West Of Littleworth Drove Deeping St Nicholas		
Terminal Date:	6th September 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework 2021

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

CONDITION COMPLIANCE. Details of remediation & validation report relating to contamination (Condition 11 parts iii & iv of H03-0331-16).

Further information has been provided during the life of this application at the request of the Environmental Protection Officer.

Site Description

As host consent.

History

H03-0331-16. OUTLINE. Outline planning application for the erection of up to 66 dwellings (with means of access to be considered). APPROVED. 23-11-16.

H03-0908-19. CONDITION COMPLIANCE. Part ii of Condition 11 of H03-0331-16 . DISCHARGED. 21-01-2020.

Consultation Responses

Environmental Protection

Have reviewed the Nicholas Colton Group letter dated 25th August 2021, Jelson drawings 'Radon Party wall 25.06.07' 'Radon dpm/dpc detail 03.04.10'& 'Keytec 400HP Certificate' and recommend discharge of condition 11 of H03-0331-16 in full.

Planning Considerations

The details are considered to be acceptable and accord with Policies 2, 3 and 30 of the SELLP.

Conclusion

Approve.

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.