

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-0298-19 **Applicant:** Mr J Simmons

Proposal: Details of Conditions 4 (extent of demolition and reconstruction), 5 (landscaping), 7 (roofing materials), 8 (external door details), 9 (details of window frames), 13 (contamination scheme), 17 (details of barn owl boxes) & 18 (details of barn owl loft) of H05-0709-18

Location: Torrington Lane Fleet

Terminal Date: 10th May 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
11	Distribution of New Housing
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
ENVIRONMENT AGENCY	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	3

CASE OFFICER ASSESSMENT

Proposal

Details of Conditions

4 (extent of demolition and reconstruction)

5 (landscaping)

7 (roofing materials)

8 (external door details)

9 (details of window frames)

13 (contamination scheme)

17 (details of barn owl boxes)

18 (details of barn owl loft)

of H05-0709-18 - Proposed barn conversion.

Site Description

Disused barn in the open countryside. The building is not of significant architectural interest, but is nevertheless an existing redundant building in the open countryside.. The buildings benefit from the consents set out below.

History

H05-0709-18. Proposed barn conversion. Approved 29-08-18.

H05-0064-19. Proposed barn conversion - approved under H05-0709-18 - Modification to Condition 2 to allow amendments to previously approved plans and Condition 10 to change colour of external timber door and window frames to dark grey. Approved 21-02-19.

Consultation Responses

SHDC Environmental Protection

Reviewed the submitted document 'Phase 1 Desk Top Study Mulbery Barn, Torrington Lane' ref R0160/19 version B.0 dated 10/02/2019 by Earth Environmental & Geotechnical (Southern) Limited and recommend discharge of condition 13 of H05-0709-18 in full.

Lincolnshire Bat Group

No objections.

Lincolnshire Wildlife Trust

No comments

Environment Agency

No comment to make on this application.

South Holland Internal Drainage Board

No response.

Considerations

In the light of the consultation responses set out above, and the information presented, the details of the conditions are considered to be acceptable.

Conclusion

Details submitted are acceptable.