DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0426-24**	**Applicant:**	**Mrs A Wright**
Proposal:	Details of external materials (Condition 5 of H05-1067-23)		
Location:	The Coach House Haycroft Lane Fleet		
Terminal Date:	8th July 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well-designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

Details of external materials (Condition 5 of H05-1067-23).

Site Description

This is an agricultural field and therefore comprises open land, that is surrounded by high hedges on the road side, in a rural location along Haycroft Lane. The site comprises a countryside location, outside of any settlement boundaries.

History

H05-0505-06 - Retention of dwelling without complying with Agricultural Habitation Clause (Condition 2 of EE178/65 and EE215/65). Refused 05.06.06.

H05-1194-06 - Retention of dwelling without complying with agricultural habitation clause (Condition 2 of EE178/65 and EE215/65). Refused 11.10.06

H05-0630-11- Proposed Replacement agricultural dwelling and outbuilding (originally approved

under EE178/65 and EE215/65). Approved 23 January 2012. This was subject to an agricultural workers condition.

H05-0840-13 - Details of brick and brick panel (part Condition 4 and Condition 5 of H05-0630-11). Approved 21.10.13.

H05-0938-13 - Details of external materials, sectional detailed drawing at 1:20 of chimney stacks, dormer windows, eaves, verges, parapets and tumbling, door and window arches/timber lintel detailing (Conditions 4 and 9 of H05-0630-11). Approved 8.1.14.

H05-1001-13 - Proposed replacement agricultural dwelling and outbuildings (originally approved under EE178-65 and EE215-65) (remove Condition 10 of H05-0630-11 relating to window frames, glazing bars, external door frames and modification of Condition 2 including window/door details). Approved 14.1.14.

H05-1067-23 - Change of use from agricultural land to paddocks including stables, barn and menage. Approved 26 April 2024.

Consultation Responses

None required or received.

Planning Considerations

The proposal relates to the discharge of condition 5 which relates to external materials.

Condition Wording

"Before the commencement of the development hereby permitted beyond oversite, details of the external materials of the walls, hard surfaced areas and roof tiles to be used for the roof of the stables and barn hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and all materials used in the development shall conform to the details so approved and be retained thereafter."

Condition Detail

The submission consists of an external materials schedule, a proposed menage and fencing plan, proposed floor plans and elevation as well as depicting the existing site.

The materials for the stables are barn are dark brown pressure treated shiplap/heavy duty pressure treated featheredge, for the walls, Black onduline roofing sheets with a galvanised ridge for the roof, doors are to be in shiplap timber frame and rainwater goods are to be in black.

The fencing to the menage is to be standards post and rail fencing detail.

The submitted details are considered to be satisfactory for this rural location and would not adversely affect the street scene or character of the area. It is considered that the details can be discharged.

Conclusion

The details are satisfactory.

Discharge condition 5.

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.