

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H06-0512-23	Applicant:	Mrs A Walker
Proposal:	Proposed stable (for private use), shed and fence		
Location:	Auckland Farm Ravens Drove Holbeach		
Terminal Date:	9th August 2023		

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
30	Pollution

National Guidance**National Planning Policy Framework 2021**

Section 12 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the erection of a stable, shed and fence at Auckland Farm, Ravens Drove, Holbeach

Site Description

Auckland Farm, is a currently unoccupied, 2 storey medium-sized dwelling sitting in near-open countryside, featuring a large plot. The area does feature a small amount of neighbouring residences, situated upon the Northern (opposite) side of the road to the proposal site. The area is characterised almost completely by the open, rural nature of the setting.

Auckland farm already features an extensive range of domestic outbuildings, particularly to the rear of the plot.

History

None relevant

Consultation Responses

Gedney Parish Council

Supports the application

SHDC Environmental Protection

Should the application be approved, requests that a condition restricting the burning or bedding of manure on the site.

South Holland Drainage Board

The applicant should seek to clarify with the Drainage Board how they intend to dispose of surface water from the proposed butt. The applicant should then be aware that If they propose to discharge any surface water to a watercourse, consent would be required under Byelaw 3.

The drainage board notes the presence of watercourses which are not maintained by the Board (a riparian watercourse) adjacent to the southern and western site boundaries. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourses, or if works are proposed to alter the watercourses at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections

Planning Considerations

Design and Layout

The proposal seeks the creation of 3 separate structures. This consists of the following:

- 1 stable building, 3.66m(W) x 3.66m(D) x 3.66m(H) in dimension, with a dual pitched roof, featuring overhang of 91.5cm. Constructed with timber walls and doors, mesh windows and corrugated plastic roof.
- 1 shed building, 10.98m (W) x 3.66 (D) x 3.66 (H) in dimension, with a dual pitched roof, featuring overhang of 91.5cm. Design and materials the same as the stable structure.
- 1 fence running the depth of the plot between the house and the proposed stables and shed. Of timber construction, 1.3m in height and a simple, 3 rail, frame and rail design.

Both the stables and the shed would be situated upon a new concrete pad, being 17m x 6m in dimension.

The Local Planning Authority seeks no amendment to the design or layout of this proposal. The proposed designs are typical of widely available standard domestic and rural outbuildings, and none of the proposed materials are at odds with the character of the setting, which is not subject to special protections, due to the lack of any local conservation area or any nearby heritage assets. The proposed layout appears reasonable for the intended use of the site.

Flood risk

With the introduction of a large concrete pad, there can be concern over the impact upon drainage at the site. However, when consulted, neither the local drainage board, nor the local flood authority raised any objections to the proposal.

Residential Amenity

The Local Planning Authority does not consider there to be any risk to residential amenity presented by this application. The proposals sit on a large, open plot, separated by some distance from their nearest neighbours. None of the structures are proposed to be greater than single storey in height, and therefore, no material risk of overlooking or overshadowing is identified. Furthermore, it is proposed only to use this site for domestic equestrian purposes, and as such any noise generation should be limited to the normal comings and goings of a domestic site, with noise levels and types being that which one would normally expect in an open countryside setting.

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) as well as Section 12 of the National Planning Policy Framework (2021). Therefore, this application is recommended for approval.

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.