DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0881-19**	**Applicant:**	**Mrs R Ransome**
Proposal:	Proposed extension to stables		
Location:	Blazegate Gedney Spalding		
Terminal Date:	1st November 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a planning application that seeks full permission for proposed extension to stables at Blazegate, Gedney, Spalding.

Site Description

The site is approximately 500 metres due east from the built-up area of Chapelgate and nearly 1km away from the village of Gedney. The area is rural with open fields dominating the flat landscape and extending vastly in all directions.

The application site has paddock land for horses for domestic use amounting to approximately 0.72

hectares. To the west, there is an enclosed agricultural site and further to that direction Cherry Farm with a farmhouse and agricultural outbuildings.

The site is bounded by picket fencing and more than 2 metre high mature hedgerow on the eastern (side) and southern (rear) boundaries. The drain running to the front of the site was culverted to ensure access to the site from Blazegate. There is a farm gate on the site access.

Ongoing works have been observed during the site visit for construction of the stables block approved under application ref. H06-0711-16.

History

H06-0711-16 - Proposed stables - Approved
H06-0315-13 - Change of use of land to grazing land for horses for domestic use - Approved

Consultation Responses

Gedney Parish Council

Support given to the proposal.

Planning Considerations

Principle of development

The site is outside of the boundaries of any urban settlement as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Therefore, the site lies on an area designated as countryside. In view of the ancillary nature of the development to the established use of the site, no consideration is made whether a sequential test should be applied to steer the proposal elsewhere within a defined urban settlement according to the local spatial strategy. The key policy issues therefore relate to other material planning consideration as listed below.

Design and layout

The stables would be one metre away from the eastern boundary. At the same distance and to the rear of the stables, there is an existing horse shelter.

The proposed extension would protrude from the northern elevation of the stable block. It would measure 4.70 x 4.30 metres replicating the dimensions of other stable compartments within the block. The height would be as much as the rest of the block. Therefore, the form of development would be commensurate with the host structure in terms of scale, mass and bulk.

The external materials of the extension would match those approved for the stable block - Cream render to walls and grey concrete interlocking roof tiles. The resulting appearance of the entire structure including the extension would be sympathetic with its countryside setting and the wider rural character of the area.

Impact upon residential amenity

The nearest residential building is Cherry Farm. The residents of this property have direct views from their domestic garden to the stables. However, the distance is considerable (approx. 150m) and given the scale of the development no harm upon their amenity standards is anticipated.

Highway safety

The proposed extension is minor. Therefore, it would not lead to further movement of horses and users entering and egressing the site which could have a cumulative impact upon the highway safety of the road users in Blazegate.

Conclusion

Taking into account the considerations above, the proposal complies with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 and Section 12 of the National Planning Policy Framework, 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.