DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1106-19**	**Applicant:**	**K G Contractors Ltd**
Proposal:	Details of surface water drainage (Condition 16 of H06-0643-17)		
Location:	Station House Station Road Gedney		
Terminal Date:	13th January 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution

National Guidance

National Planning Policy Framework 2019

Sections 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted for a storage compound and storage buildings, plus office in the old station house, associated with construction specialists (re-submission of H06-0077-17) in August 2017. This application is to discharge condition 16 (surface water drainage).

Description

The site is located on the eastern side of Station Road and is presently occupied by storage buildings and the former station house. Concrete works are situated to the east.

Planning History

H06-0643-17 - Proposed storage compound and storage buildings and office in old station house associated with construction specialists (thus the existing B1 classification remains) (re-submission of H06-0077-17) - Granted 29 August 2017.

Consultation Responses

SUDs - Does not wish to restrict the grant of permission.

Planning Considerations

Condition 16 - Surface Water Drainage

The submitted SUDs Strategy Report indicates that all surface water arising can be managed on site using SuDS. There is no design exceedence outfall away from the site. Exceedence flows and flows arising from system failure can be accommodated on site within areas of the basin/bio retention, soakaway crates and the sub-base to the hard standing.

The use of SuDS techniques on site, as detailed above and when installed in line with best practice (I.e. CIRIA 753 & CIRIA 768), will reduce and treat the run-off volumes in line with the core policies, and are considered to be acceptable. LCC Highways/SUDS have raised no objections.

Conclusion

That condition 16 of H06-0643-17 be discharged.

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.