DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-0763-25**	**Applicant:**	**RTW Construction & Development**
Proposal:	Details of design & position of all external boxes for gas & electricity supplies and any gas flues, & soil vent pipes (Condition 17 of H08-0870-22)		
Location:	Site Adj. Silverdene Boston Road Gosberton		
Terminal Date:	3rd October 2025		

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 December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 17 of permission H08-0870-22. Permission H08-0870-22 granted consent for 20 dwellings on land adjacent to Silverdene, Boston Road, Gosberton.Condition 17 requires details of external boxes for gas and electricity supplies and any gas flues and soil vent pipes to be submitted and approved.

Site Description

The site comprises a greenfield site covering approximately 2.2ha of land. There are a number of mature trees along the southern and eastern boundaries. A pedestrian track runs along the southern boundary. There are frontage properties facing onto Boston Road to the south and north and a small number of frontage dwellings opposite. The site is bounded by drains to the north and

west.

Relevant Planning History

H08-0866-18: (Outline Application) Residential development - for up to 18 dwellings - approved March 2019

H08-0435-19: (Section 73) Residential development for up to 18 dwellings - approved under H08-0866-18 - Modification of Condition 1 to extend the timescale for Reserved Matters submission to 2 years - not determined

H08-0518-19: (Outline Application) Residential development (re-submission of H08-0866-18) - refused July 2019

H08-0218-20: (Reserved Matters) Residential Development of 18 Dwellings - outline approval H08-0866-18 - approved July 2020

H08-1183-21: (Full Application) Proposed residential development comprising 20 dwellings - refused March 2022

H08-0259-22: (Discharge of Conditions) Details of construction management plan & method statement and management & maintenance schedule for landscaping, refuse/recycling collection points & private drives (Conditions 2 and 8 of H08-0218-20) - approved 04 May 2022

H08-0260-22: (Discharge of Conditions) Details of construction management, details of precautions for prevention of mud deposits on public highways, plan illustrating areas of publicly accessible open space and management plan for publicly accessible open space & outdoor play areas (Conditions 6, 7, 13 & 14 of H08-0866-18) - approved 04 May 2022

H08-0257-22: (Section 73) Residential Development of 18 Dwellings - approved under H08-0218-20. Modification of Condition 1 to allow amendments to previously approved plans - approved 13 May 2022

H08-0870-22: (Full Application) Proposed residential development comprising 20 dwellings (Re-submission of H08-1183-21) - approved 04 May 2023

H08-0538-23: (Discharge of Conditions) Details of precautions to prevent mud deposits on public highways, on-site foul water drainage works, existing & proposed site levels, construction management plan and method statement, finished surface levels, estate road phasing & completion plan, surface water drainage scheme, additional boundary treatment for northern boundary, plan illustrating all areas of publicly accessible open space, management & maintenance schedule for landscaping, incidental open space etc, refuse/recycling collection points and design & position of external boxes etc (Conditions 3, 4, 5, 7, 9, 10, 11, 13, 14, 15, 16 & 17 of H08-0870-22) - withdrawn 29 November 2023

H08-0417-24: (Discharge of Conditions) Details of precautions to be taken to prevent mud deposits on public highway etc, scheme for on-site foul water drainage works, existing & proposed site levels & proposed floor levels, construction management plan & method statement, finished surface levels for estate roads & footways, estate road phasing & completion plan, surface water drainage scheme, additional boundary treatment for northern boundary of Plot 1, plan to illustrate all areas of publicly accessible open space, details of management and maintenance schedule for areas of landscaping, incidental open space, refuse/recycling collection points & parking courts/private drives, management & maintenance including refuse/recycling collection points for Plots 12-14 and design & position of all external meter boxes & gas flues & soil vent pipes (Conditions 3, 4, 5, 7, 9, 10, 11, 13, 14, 15, 16 & 17 of H08-0870-22) - refused 12 July 2024

H08-0814-24: (Discharge of Conditions) Details of precautions to be taken to prevent the deposit of mud on public highway etc, scheme for on-site foul water drainage works, proposed site & floor levels, construction management plan & method statement, finished surface levels for estate roads & footways, estate road phasing & completion plan, surface water drainage scheme, additional boundary treatment for northern boundary of Plot 1, publicly accessible open space, management & maintenance schedule for the areas of landscaping, incidental open space, refuse/recycling collection points & parking courts/private drives & management & maintenance including refuse/recycling collection points for Plots 12-14 (Conditions 3, 4, 5, 7, 9, 10, 11, 13, 14, 15 & 16 of

H08-0870-22) - approved 20 November 2024

H08-1015-24: (S106 Modification) Modification of 106 Agreement relating to affordable housing and cash contributions (planning approval H08-0870-22) - refused 22 January 2025

H08-0764-25: (Non-Material Amendment) Proposed Residential Development Comprising 20 Dwellings - approved under H08-0870-22. Amendments to include external materials plan, boundary treatment plan, porches amended to Goldfinch, Kingfisher, Heron & Starling house type and personal door amended to Swan house type - approved 03 September 2025

Consultation Responses

In this instance, no consultations were undertaken as it was not deemed necessary.

Key Planning Considerations

Condition 17 reads as follows:

"Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019."

The locations of the external boxes for gas and electricity supplies and of any gas flues and soil vent pipes are as follows:

-The Goldfinch (Plots 1 and 2) - On one of the side elevations, there is an electric meter, a gas meter, and three external grilles.
-The Kingfisher & Heron (Plots 15 & 16) On one of the side elevations there is an electric meter, a gas meter and two grilles. There is an electric meter and a gas meter on the other side elevation. Whilst this side elevation also features the front door for plot 15, the visual impact of the meters is acceptable given their small scale. There are also various vents on the roof slopes.
-The Mallard (Plots 3 and 18) - On one of the side elevations, there is an electric meter and a gas meter. There are various small-scale grilles on the other elevations.
-The Raven (Plot 19) - On one of the side elevations, there is an electric meter and a gas meter. There are various small-scale grilles on the other elevations.
-The Robin (Plots 10 and 11) - There are gas and electric meters on the side elevations and various grilles on the other elevations and roof slopes.
-The Skylark (Plot 5) - There is an electric meter and a gas meter on one of the side elevations various grilles on the other elevations and roof slopes.
-The Skylark (Plot 6) - There is an electric meter and a gas meter on one of the side elevations various grilles on the other elevations and roof slopes.
-The Starling (Plots 12, 13 and 14) - There are electric and gas meters on the side elevations and meters on the front elevation of plot 13. Various grilles are proposed.
-The Swallow & Heron (Plots 8 and 9) - No elevation plans have been provided, however, floor plans have been provided showing gas and electric meters on both side elevations.
-The Swan (Plots 4, 7 and 17) - There is an electric meter and a gas meter on one of the side elevations and various grilles on the other elevations and roof slopes.
-Plot 20 - There is an electric meter on of the side elevations of the proposed detached garage building and grilles on the western roof slope of the building.

The locations of the external boxes for gas and electricity supplies and gas flues and soil vent pipes are acceptable.

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.

Conclusion

The details address the requirements of condition 17 of permission H08-0870-22.

Recommendation

Discharge condition 17.