DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0071-19**	**Applicant:**	**Mr Barry Hewes**
Proposal:	Widen existing vehicular access - approved under H09-0992-04 - Modification of Condition 2 to allow removal of hedgerow and to include the erection of 1.8m fence		
Location:	Aisling Washway Road Holbeach		
Terminal Date:	21st March 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 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is a Section 73a application to widen an existing vehicular access, approved under H09-0992-04, and modification of Condition 2 to allow removal of hedgerow and to include the erection of 1.8m fence at Aisling, Washway Road, Holbeach. The proposal is outside of defined settlement

limits and the surrounding area is characterised by a linear development of dwellings of varying ages and design, with arable fields to the north and south..

The proposal seeks to remove 26 metres of hedge and replace with a 1.8 metre larch fence with concrete weather boards at the base. The applicant seeks to remove a section of hedge for maintenance difficulties due to old age. A widened access is located on the western boundary adjacent to Woodhouse Lane with gates at the site of the entrance. Condition 2 of reference H09-0992-04 stated:

"Other than the section of hedge to be removed, as indicated on the submitted 1:500 block plan, the existing hedge shall be retained at a height of at least 1 metre along the north western boundary of the site. In the event of the existing hedge dying it shall be replace within six months by Hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of the completion of the planting and during that period all losses shall be made good as and when necessary. The replanting shall be allowed to reach a height of at least 1 metre."

This period of five years as detailed on the above condition has now elapsed.

County Highways & SUDS Officer

No objections.

Member of public comments

"Loss of hawthorn hedge on a Lane in the open countryside. If approved request that boarding as photographed to be roadside for street scene."

Neither of the above matters raised are considered to carry material planning weight. Condition 2 of H09-0992-04 stated that the hedge must be retained for a period of 5 years "in the interest of the visual amenities of the street scene." The hedge has not been established for a long number of years, to the extent that bylaws would support it's retention. Either way, this do not rule out a whole or partial removal if considered appropriate in a planning context. In addition, there is not considered to be defined character to the area and there are other more prominent means of enclosure in the vicinity. Matters related to which side of boarding is public facing is not a matter of planning weight. The hedge is not subject to a preservation order, is not a rare species and it is not considered that it's removal will materially impact visual amenity or biodiversity in the immediate area.

No further objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.