DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0427-20**	**Applicant:**	**George Thompson Farms Ltd.**
Proposal:	Details of external lighting & soakaway system for disposal of surface water (Conditions 5 & 6 of H09-0275-20)		
Location:	Adj Cowfield Gould Cottage Cowfield Gould Holbeach		
Terminal Date:	28th July 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5 (external lighting) & 6 (soakaway system) of H09-0275-20.

Site Description

The site forms part of an existing yard located on the corner of Eastern Road and Roman Bank, Cowfield Gould. An existing building is situated within the north-eastern part of the site.

A pair of semi-detached houses are situated to the east and a pair of semi-detached properties further to the north on the opposite side of the road.

History

H09-0275-20 - Full - Proposed agricultural implement store - Granted 15 May 2020.

Consultation Responses

SHIDB - No objections subject to land drainage consent.

Planning Considerations

Condition 5 (External lighting) - 3 no. adjustable 150W flood lights would be installed on the front of the building. This arrangement is considered acceptable.

Condition 6 (Surface water) - Surface water is to be collected into a harvesting tank and re-used. The overflow would be into a watercourse. The South Holland Internal Drainage Board has raised no objections in principle to this arrangement subject to the applicant applying for land drainage consent.

Conclusion

That conditions 5 and 6 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.