DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0598-26**	**Applicant:**	**C & P Butler**
Proposal:	Details of window frames, roof lights and doors, boundary treatments/screening, a written scheme of archaeological investigation and ecological survey (Conditions 7, 8, 10 and 13 of H09-0130-24)		
Location:	The Old Ranch Low Road Holbeach Hurn		
Terminal Date:	14th September 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework August 2026

Section 14 - Achieving well-designed places
Section 15 - Promoting sustainable transport
Section 18 - Managing flood risk and coastal change
Section 19 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge conditions 7, 8, 10 and 13 of planning approval H09-0130-24, relating to details of window frames, roof lights and doors, boundary treatments/screening, a written scheme of archaeological investigation and ecological survey.

The original submission included the discharge of Condition 9 (foul and surface water drainage), however, as per the correspondence received on 19th August 2026 this condition has been removed from the description and are no longer being assessed within this application.

Planning approval H09-0130-24 granted full planning permission, for the conversion of an ancillary outbuilding into an annex.

Site Description

The brick and slate barn forms part of a disused farm yard located to the rear of existing residential properties situated off Marsh Road. Vehicular access is off Low Road.

The nearest residential properties include Vinery Cottage, Sunshine Cottage, Turning Point and Hillside to the west/south-west.

History

H09-0627-19 - Full - Proposed barn conversion - Approved 15 August 2019

H09-1255-21 - Cond Comp - Details of elevational & cross-sectional plans, proposed floor levels, landscaping, doors, windows & rooflights and scheme to deal with contamination (Conditions 4, 5, 6, 9, 10, 12 & 14 of H09-0627-19) - Approved 2 February 2022

H09-0130-24 - Full - Conversion of ancillary outbuilding into annex for family use - Approved 23 July 2024

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Historic Environment Officer

Thank you for consulting us on this. Although the Written Scheme of Investigation (WSI) has been agreed in principle, it has not been formally submitted for approval as required by Condition 10 attached to planning permission ref. no. H09-0130-24. We are therefore unable to recommend the discharge of this condition. Furthermore, the submitted draft Historic Building Recording report does not meet the required standards and is therefore not acceptable for the discharge of Condition 12 (submission of the final report) attached to planning permission ref. no. H09-0130-24. We are therefore unable to recommend the discharge of Conditions 10 and 12 at this stage.

LCC Highway and Lead Local Flood Authority

The Highway and Lead Local Flood Authority do not wish to make comment on Condition nos. 7, 8, 9, 10 and 13 of H09-0130-24, as these were not requested by ourselves, and the authority has no objection to their discharge.

South Holland Drainage Board

Byelaw 3 (Surface Water)

The applicant has indicated that they intend to dispose of surface water via infiltration (soakaways). If the applicant proposes to use an existing surface water drainage system to dispose of surface water, we recommend that you satisfy yourselves that these are in good condition, appropriately sized and are able to adequately drain the surface water from the building, as per current building regulations.

If the applicant proposes new soakaways alongside any existing soakaways, we recommend as per best practice, that ground investigations are carried out to determine infiltration potential. Following this, we would expect further testing in line with BRE Digest 365 to be undertaken if onsite material is considered favourable for infiltration. If additional soakaways are proposed, we recommend that these are appropriately distanced from any buildings, watercourses and any existing soakaways.

If the existing surface water drainage system relies on the discharge of surface water to a watercourse, we recommend that the applicants contact the Board to discuss our requirements and any consents needed. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher.

Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees.

Byelaw 3 (Treated Foul Water)

We note that the applicant intends to treat foul waste using a package treatment plant, however we cannot see that the applicant has indicated how they intend to dispose of treated foul water from this development. If the applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees.

Section 23, Land Drainage Act 1991

We note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the eastern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Byelaw 10

There are no Board arterial watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Responses Received within Re-consultation (Consultation period between 06th August 2026 to 16th August 2026)

Thank you for consulting us on this. The submitted Historic Building Recording and WSI, meets the required standards, and we can therefore recommend the discharge of Condition 10,11 and 12, imposed on planning permission ref. no. H09-0130-24.

Planning Considerations

This application relates to conditions 7, 8, 10 and 13 of planning approval H09-0130-24.

Condition Details

The conditions detail:

Condition 7

Details of the window frames, roof lights and doors to be utilised in the development hereby permitted, including materials, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The window frames and doors shall be installed in accordance with the approved details and thereafter so maintained.

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 and Section 12 of the National Planning Policy Framework, December 2023.

The proposed window frames, roof lights and doors are to be flush casing in UPVA, anthracite grey with a wood grain effect. A brochure of the proposed windows and doors has been provided. It is considered that the proposed window frames, roof lights and doors are acceptable and therefore

Condition 7 can be discharged.

Condition 8

Prior to its installation, details of the proposed boundary treatments/screening, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

The boundary treatments are to remain as existing. The western boundary is an existing 1.8m heigh fence. The southern boundary is an existing 1.8m heigh wall. The submitted details are considered to be acceptable and can therefore be discharged.

Condition 10

A written scheme of archaeological investigation shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on the building. The scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Section 16 of the National Planning Policy Framework, December 2023. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

LCC Historic Environment have been consulted and have indicated that the archaeological WSI meets the required standards. They therefore recommend that condition 10 can be discharged.

Condition 13

Before any works are carried out on the building an ecological survey shall be carried out to determine the presence, or otherwise, of owls or bats upon the site and the results of such a survey shall be submitted to the Local Planning Authority. If protected species are present a working design, method and timetable to mitigate any harm to the species involved shall be submitted to and approved in writing before any works of demolition are commenced and thereafter be carried out in accordance with the approved details prior to occupation.

This Condition is imposed in accordance with national guidance contained in Section 15 of the National Planning Policy Framework, December 2023.

Bat surveys have been submitted, within the reports it has been confirmed that following the

assessments, no bats were found. I am therefore confident that Condition 13 can 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.

Conclusion

The details in relation to Conditions 7, 8, 10 and 13 are acceptable and can be discharged.