

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H09-0784-25      **Applicant:** Ashwood Homes

**Proposal:** Details of schedule of external materials of construction of buildings and hard surfaced areas and scheme of landscaping and tree planting (including screening of bin collection points) - Conditions 4 and 10 of H09-0280-25

**Location:** Former Agricultural Building Jasmine Crescent Holbeach

**Terminal Date:** 9th October 2025

### Planning Policies

#### South East Lincolnshire Local Plan - Adopted: March 2019

- 02 Development Management
- 03 Design of New Development
- 28 The Natural Environment

#### National Guidance

#### National Planning Policy Framework December 2024

- Section 12: Achieving Well-designed Places.
- Section 15: Conserving and Enhancing the Natural Environment.

### Representations:

	Object	Support	No Obj.	Comments

### CASE OFFICER ASSESSMENT

#### Proposal

Planning permission and listed building consent were granted in August 2025 under application references H09-0280-25 and H09-0403-25 respectively to convert a former agricultural building to a convenience retail shop along with external alterations, the provision of car parking, a delivery bay, landscaping and ancillary development.

This current application seeks to discharge conditions 04 (external materials of construction and hard surfaced areas) and condition 10 (a scheme for landscaping and tree planting) of application H09-0280-25.

#### Site Description

The application relates to a detached outbuilding, which is curtilage listed, having historically been

associated with Manor Farm, a Grade II listed building.

The outbuilding and farmhouse are situated within a large housing development, currently under a phased construction for the provision of 900 dwellings permitted under planning permission H09-0521-14. This consent is subject to a Section 106 Agreement requiring the restoration of the farmhouse and for it to be put to use as a community facility, this includes the outbuilding. The restoration of Manor Farm is currently being carried out under planning permission and listed building consent H09-0598-23 and H09-0591-23 respectively.

## History

H09-0521-14: Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings). Approved 07.12.2025.

H09-0331-17: Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), dwellings (Phase 1B and 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14). Approved 09.11.2019.

H09-0598-23: Change of use from farmhouse and outbuilding for community use. Approved 12.03.2024.

H09-0591-23: Listed building consent for the demolition of modern additions and refurbishment of farmhouse and outbuilding to provide community facilities. Approved 12.02.2024.

H09-0280-25: Change of use of former agricultural building to convenience retail shop, provision of car parking, delivery bay, landscaping and ancillary development. Approved 1st August 2025.

H09-0403-25: Listed building consent for the change of use of former agricultural building to convenience retail shop and ancillary development. Approved 1st August 2025.

## Consultation Responses

None undertaken.

## Planning Considerations

### Condition 04 Wording

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The reason for the condition is:

To ensure that the Local Planning Authority retains control over the external materials of construction 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 2024.

### Condition 04 Detail

The submitted 'Material Layout' states external brick will match the existing building. The applicant has confirmed that the existing bricks removed to create new openings in the building will be reused to construct the approved external walling. Natural slate will be used to cover the proposed pitched roof. Hard surfaced areas will comprise of tarmac, grass landscaping and paving.

The proposed schedule of materials will safeguard the character and appearance of the area and accord with the requirements of condition 04 of H09-0280-25.

## Condition 10 Wording

Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good as and when necessary.

NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

The reason for the condition is:

To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved. This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

## Condition 10 Detail

The submitted landscaping scheme proposes the planting of several trees to the site boundaries along with the provision of areas of grass. The landscaping scheme provided details of the species and number of trees to be planted along with their girth size and method of planting. The grass areas are to be turfed using good quality meadow turf.

The submitted landscaping scheme accords with the requirements of condition 10 and given that the site is currently hard surfaced there will be visual benefit along with biodiversity net gain.

## **Conclusion**

The submitted details 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.

## **Recommendation**

Conditions 04 and 10 of application reference H09-0280-25 are discharged.