DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	**H09-0932-18**	**Applicant:**	**Mr Smeeth**
Proposal:	Proposed timber frame stables for private use only		
Location:	Land South: Ivy Cottage Jekils Bank (Fronting Little Dog Drove) Little Dog Drove Holbeach St John		
Terminal Date:	16th November 2018		

Planning Policies

Local Plan July 2016:	
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	1	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a proposed timber frame stables for private use only at Land South of Ivy Cottage, Jekils Bank (Fronting Little Dog Drove), Holbeach St Johns. The proposal is outside of defined settlement limits in the open countryside and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a 5 room stables that measures 8.75 metres in width by 14.53 metres in length, with a 3.6 metre maximum height. The proposed stables will utilise an existing access off Little Dog Drove for vehicular entrance and exit. The applicant at Bank Farm, Little Dog Drove is approximately 1,580 metres from the application.

The proposed constitutes "Minor Development" and therefore the Environment Agency has no comments to make. South Holland Internal Drainage Board has requested further surface water and foul water information. These matters can be addressed via condition. The Environmental Protection Officer has requested a condition that no burning of bedding or manure takes place on site. The County Highways & SUDS Officer has requested an informative that the existing access is brought up LCC standard. This can only be an informative as Little Dog Drove, from which the site is accessed, is not a classified road.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overshadowing, noise or odour from the proposed equestrian use. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14, and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.