

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0134-19 **Applicant:** Neaverson Growers Ltd
Proposal: Proposed vehicular access
Location: Spendlas Farm 129 St James Road Long Sutton
Terminal Date: 2nd April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management

National Guidance

National Planning Policy Framework 2019

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Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought to construct a new access to serve the existing farm yard. Access is presently gained via a private roadway that is in a poor state of repair.

Representations

LCC Highways/SUDs - No objections.

South Holland Internal Drainage Board - Note that the applicant has not identified or provided a drainage strategy for the site within their application. Please note that consent would be required from the Board where surface water is discharged to a watercourse.

Note the presence of a riparian owned/maintained watercourse within the site boundary. As works are proposed to alter the watercourse by constructing an access point over the drain, consent will be required under the Land Drainage Act 1991.

Material Considerations

The main issues in this case are:

- Amenity;
- Highway safety.

Amenity

The nearest residential property is associated with the farm. The proposal would not have a material effect upon the amenity of nearby residents in terms of noise and disturbance, privacy, etc.

A small Oak tree would need to be removed. However, the applicant proposes to plant 2 additional trees to offset this.

Highway Safety

The proposed vehicular access is to serve an existing farm yard and would pass over a SHIDB drain and thereafter agricultural land. It would be constructed in gravel. The County Highways Authority has raised no objections subject to formal agreement of works over the public highway. This can be addressed by means of a note.

The existing SHIDB drain would need to be culverted. This matter would be dealt with under the Land Drainage Act, 1991.