

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0354-26 **Applicant:** Loosegate Developments Ltd

Proposal: Details of landscaping & tree planting, boundary treatments, construction management plan & method statement & external materials of construction buildings & hard surfaced areas (Conditions 6, 7, 8 & 9 of H11-0017-25)

Location: Land At Seagate Road Long Sutton Spalding

Terminal Date: 18th June 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
30	Pollution

National Guidance

National Planning Policy Framework December 2024

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of landscaping & tree planting, boundary treatments, construction management plan & method statement & external materials of

construction of buildings & hard surfaced areas (Conditions 6, 7, 8 & 9 of H11-0017-25).

Site Description

The application site forms the north western corner of previously approved planning application H11-1207-17, which benefits from outline planning permission to erect up to 215 dwellings.

Under reserved matters application, this site was shown, in part, to function as public open space. This is shown to the north western corner of the approved site layout plan. A large expanse of public open space was also shown more centrally within the application site.

Within planning application H11-0882-21 which allowed for 9 number dwellings, this red line boundary included some of the land that was marked as public open space. Leaving only the element to the south of Number 4 'The Cherries' as being available for POS.

The application site would alter the dwelling approved on plot 1 (which was a large dwelling glazed linked and subdivide that plot creating 3 number dwellings, plots 1, 181 & 182). The other 2 dwellings would be located to the south of number 4 'The Cherries' and accessed from the already approved internal road network.

The application site abuts the dwellings to the south of the Cherries and is located east of Seagate Road and is part of a housing allocation within the local plan.

The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and 'danger for some' and flood depth in 2115 as mostly 0.25m to 1.0m.

History

H11-0017-25 - Erection of 5 no. Dwellings. Approved 31-03-26

Consultation Responses

Highways & SuDs Support

No objection - The details of landscaping & tree planting, boundary treatments, construction management plan & method statement & external materials of construction buildings & hard surfaced areas (Conditions 6, 7, 8 & 9 of H11-0017-25) are acceptable in accordance with approved drawings and details submitted with this application.

Environmental Protection

No concerns regarding construction management plan

Planning Considerations

Condition 6 - Landscaping

The condition requires:

Before the occupation of the first dwelling hereby approved, 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.

The applicant has provided:

·Proposed site plan

The landscaping details for the development have been provided on drawing no. LDC3699-PL-81 L - Proposed Site Plan, submitted as part of this application. The drawing identifies the proposed landscaping arrangements across the site, including areas of planting, hedging and associated soft landscaping features.

The submitted details are considered to provide an appropriate landscaping framework for the

development and would contribute positively to the appearance of the site and its integration within the surrounding area. The proposed landscaping would assist in softening the built form of the development, enhancing visual amenity and providing an attractive setting for future occupiers. In addition, the inclusion of planting and screening around service and bin collection areas is considered appropriate and consistent with the requirements of the condition.

The Local Planning Authority is satisfied that the submitted information adequately addresses the requirements of the condition and that the landscaping proposals are acceptable in terms of design, character and visual amenity. The details submitted are therefore sufficient to discharge Condition 6.

Condition 7 - Boundary Treatments

The condition requires:

Prior to its installation, details of the proposed boundary treatments, 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.

The applicant has provided:

·Proposed Site Plan

The submitted proposed site plan identifies the position and specification of the proposed boundary treatments across the site, including details of fencing, walls and hedging. The plan demonstrates that the site boundaries would comprise a mix of heights and treatment types ranging from 1.2 metre high brick walls and 1.8 metre high close-boarded fencing, together with associated landscaping and hedging details.

The proposed boundary treatments are considered appropriate in terms of their design, scale and appearance and would provide suitable delineation between plots and adjoining land uses. The combination of brick walls, fencing and soft landscaping is considered to be sympathetic to the character of the development and surrounding area, whilst also ensuring an appropriate level of residential amenity, privacy and security for future occupants.

The Local Planning Authority is satisfied that the submitted details adequately address the requirements of the condition and are acceptable from both a visual amenity and residential amenity perspective. The information submitted is therefore sufficient to discharge Condition 7.

Condition 8 - Construction Management Plan and Method Statement

Prior to the commencement of any development hereby permitted, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The applicant has provided:

·Construction Management Plan

The submitted Construction Management Plan has been reviewed by both the Local Highway Authority and Environmental Protection. The Highway Authority has confirmed that it raises no objections to the submitted details, whilst Environmental Protection has advised that it has no concerns regarding the proposed construction management measures.

The Construction Management Plan is considered to provide sufficient detail in respect of the management of construction activities, including measures relating to site operations, vehicle movements, noise, dust and general construction practices, in order to minimise impacts upon the surrounding area and neighbouring amenity during the construction phase of the development.

Having regard to the consultation responses received and the content of the submitted documentation, the Local Planning Authority is satisfied that the information submitted is sufficient to comply with the requirements of the condition. Condition 8 is therefore considered to be satisfactorily discharged.

Condition 9 - External Materials

The condition requires:

Before the commencement of the development hereby permitted beyond oversight, 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 applicant has provided:

·Covering letter

The covering letter includes a schedule of materials, which is as follows:

·Walls: Bricks to be a mix of: - Ivanhoe Old Village Red - Ivanhoe Antique - Ibstock Leicester Buff
Roof
·Roof Tiles to be a mix of - Sandtoft, Shire single pan, red - Calderdale, dark grey
·Windows & Doors: UPVC windows and door frames - Colour a mix of grey and cream. Bifold doors to be Aluminium - Colour a mix of grey and cream.

The proposed palette of materials is considered to be compatible with the character and appearance of the surrounding built form and is broadly commensurate with the adjacent approved development. The use of mixed red and buff brick tones, together with contrasting roof tile finishes, would provide an appropriate degree of visual interest whilst remaining reflective of the wider vernacular of the area. In addition, the proposed window, door and bifold door finishes are considered to be modern but sufficiently muted so as not to appear visually intrusive within the street scene.

Given the similarities in materiality and appearance to the neighbouring approved scheme, it is not considered that the proposed materials would result in any materially harmful impacts upon the character or visual amenity of the locality. The details submitted are therefore considered acceptable and compliant with the relevant design and character policies of the development plan.

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

Conditions 6, 7, 8 & 9 of H11-0017-25 are hereby discharged.