DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0935-25**	**Applicant:**	**Seagate Homes**
Proposal:	Details of schedule of external materials (Condition 8 of H11-0289-25)		
Location:	Land At Lime Walk Long Sutton Spalding		
Terminal Date:	24th November 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of schedule of external materials (Condition 8 of H11-0289-25).

Site Description

The application site relates to a housing allocation Los008 (which abuts Los026). The allocation site area is 1.72ha approximately (though this includes an existing dwelling and its curtilage) and the allocation sets a capacity for 34 number dwellings.

Number 36 Lime Walk is located immediately to the west. Phase 1 (70 dwellings) is located to the south west on the opposite side of a LCC footpath and estate (Anfield Road/Magpie Close) A play area is located to the south east and thereafter residential properties off St John Swains Way.

The application site abuts the open countryside along its northern boundary and recreational open space to its east. To the south the settlement is located and Lime Walk runs along the west.

History

H11-0842-23 - Residential development comprising 48 dwellings - re-submission of H11-0994-22. Allowed at Appeal H11-0418-25 - Details of Construction Method Statement (Condition 3 of H11-0842-23). Approved 25-06-25

H11-0289-25 - Residential development comprising 48 dwellings approved under H11-0842-23 (allowed on Appeal). Modification of Condition 2 to allow amendments to previously approved plans and Conditions 17 and 18 relating to finished floor levels. Approved 15-08-25

Consultation Responses

None requested.

Planning Considerations

Condition 8 - External Materials

The condition requires:

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 applicant has provided:

- Material distribution Plan (LWLS-SH-PD-MP-1011 A)
- External Materials Schedule (B)

The plans shows the following materials specifications:

Facing bricks - *Allenby Multi, Islington Stock and Woolwich Vintage*
Roof Materials - *Marley Edgemere Interlocking concrete slate (smooth grey and dark red)*
Cedral Boarding - *Some plots also include cladding in black.*
External Surfaces - *Adoptable Roads - tarmac, Private Drives - Block paving, Communal & private footpaths -Riven Peak grey paving slabs.*

The above palate of materials are considered acceptable and the information provided for condition 8 is considered sufficient to discharge.

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

Condition 8 of H11-0289-25 is hereby discharged.