DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0146-26**	**Applicant:**	**Mr & Mrs M Beba**
Proposal:	Details of external materials, boundary treatments & landscaping (Condition 3, 4 & 5 of H13-0597-25)		
Location:	Broadwater House Hallgate Moulton		
Terminal Date:	13th April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge conditions 3, 4 and 5 of H13-0597-25 relating to external materials, boundary treatments, and landscaping.

Site Description

The application relates to a detached two storey property located in countryside with access taken from Hallgate, Moulton Chapel. The site is screened from the highway with high hedging and planting. An agricultural building, within the applicant's ownership, is located to the immediate north of the site.

Relevant History

H13-0597-25 - Full - Replacement dwelling to create Self-Build Dwelling - Approved 25-11-25.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

No responses from statutory bodies received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Condition 3

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."

Assessment

The following materials are proposed:
-Walls - Weinberger Hathaway Brindle facing bricks (pale red mixed brick)
-Plinths - Class A Engineering Bricks in blue
-Roof - Russel Grampian slate grey tile
-Windows and doors - sage UPVC doors
-Rainwater goods - black UPVC on rise and fall brackets
-Porch - oak frame

The material schedule provided is considered acceptable. The materials are of sufficient quality to meet the requirements of Policy 23 and are suitable for the character of the area.

Condition 4

Wording

"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."

Assessment

Proposed is a 1.2m close boarded fence along the rear of the property. This is considered acceptable, having no significant amenity or design implications. The requirements of condition 4 have been satisfied.

Condition 5

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.

Assessment

The scheme of landscaping provided is considered to be acceptable, given the scale and nature of the development. On this basis, the requirements of Condition 5 have been met.

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

The submitted details achieve the aims of the conditions and are considered acceptable. Conditions 3, 4 and 5 H13-0597-25 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.