DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0418-26**	**Applicant:**	**Mr M Jarrett**
Proposal:	New Entrance Gates & Piers		
Location:	Seas End Hall Hall Lane Moulton Seas End		
Terminal Date:	17th September 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework August 2026

Sections, 12. 14. 15 and 20 of the National Planning Policy Framework (2026) (NPPF)

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
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the erection of new entrance gates and piers.

Site Description

Seas End Hall is a grade II listed Georgian Manor house, situated on an extensive plot, featuring a number of outbuildings.

Historic England describe the building like so:

"Farmhouse. Early C19. Red brick. Hipped slate roof with 4 stacks to rear. 2 storeys, 3 bay front with 3 steps leading up to the central doorway with pilastered, semi-circular headed doorcase, ornate traceried fanlight and panelled door. Doorway flanked by single 3 light plain sashes, with 3 glazing bar sashes above. All the sashes with segmental heads. Tall two and a half storey wing to rear."

The site is on a very large plot and therefore can effectively be considered to be set in open countryside, with no adjacent development of any meaningful contribution to the building's setting.

History

H13-1044-15

Change of use of agricultural land to formal gardens, paddocks and cricket pitch. Approved 13-06-16.

H13-0059-25

Alterations and refurbishment of dwelling, stable block and coach house. Approved 08-04-25.

H13-0069-25

Replacement of existing grey cement render to lime render to external & internal walls. Approved 08-04-25.

H13-0186-25

Removal of incorrect and poorly refurbished materials from walls and floors and replace with breathable materials, removal of fireplaces and timber and concrete tiles/floors to ground floor. Approved 28-05-25

H13-0187-25

Removal of existing modern radiators and replace with new radiators and pipework, removal of first floor wall. Approved 01-10-25

H13-0198-25

Removal of lime wash from basement beams and treatment for rotten and infected timbers. Approved 01-10-25

H13-0342-25

Repairs and refurbishment of windows and doors including replacement of handles and locks and repointing of main house and coach house. Approved 01-10-25

H13-1036-25

Removal of rotten timbers with replacement of new & erect new sleeper walls to the ground floor

Consultation Responses

LCC Highways

No objections.

LCC Historic Places Team

Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals.

South Holland Internal Drainage Board

No comments

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):
- Principle of Development and Sustainability
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking
- Heritage Considerations

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated August 2026) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Principle of Development

Policy 1 of the SELLP sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is within the countryside and as such development shall only be permitted when it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

As the proposal is within the curtilage of an existing dwelling and all works would be subservient to the host, the principle of development is considered acceptable. Moreover, this proposal is one that

is only in need of planning consent by virtue of being within the curtilage of a listed building and would otherwise be permitted development.

Heritage Impact

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

HE6(1) of the National Planning Policy Framework (2026) confirms the importance of the conservation of heritage assets in the planning system when it states that; "When considering the potential effect of a proposed development on the significance of a designated heritage asset, significant weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to a positive effect, harm, substantial harm, or total loss of its significance." This policy also effectively lays the ground work for it to be possible for the effects of a development to a listed building to be categorised into 'positive effect', 'harm', 'substantial harm', or 'total loss'.

Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building, and that proposals that seek to alter a listed building shall be granted where the LPA is satisfied that the proposal is in the interest of the building's preservation and does not involve alterations that are prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Taking the above into account, and assigning this site the appropriate assessment of significance, in this case, significant weight must be given to the preservation and conservation of the asset. In assessing the proposal, it is considered that the proposal holds no material risk of harm to the listed building. This is as a result of the fact that it is small in scale, situated a substantial distance from the listed property itself, and constructed in an indicative style which is wholly acceptable in terms of design and materials, which shall also be secured by condition.

Impact on neighbouring land users

Section 12, L2(d.ii) of the National Planning Policy Framework (2026) states that development should maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

In this instance, no material risk of harm to the amenity of neighbouring land users is identified. The proposal site is an extremely large plot, meaning that the proposed structure, situated within the centre of the plot is characterised by very significant separation distances between itself and any site boundaries. Moreover, the structure is only a 2.1m tall set of 2 gate piers with 1.6m accompanying fence, meaning it bears no risk of overlooking nor overshadowing.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 15 of the National Planning Policy Framework (2026) specifically relates to 'Promoting sustainable transport'. Section 15 TR3(1) states the following:

"So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:

a. Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical;

b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;

c. Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;

d. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account, including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution; and

e. In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed."

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

The Local Planning Authority does not consider there to be any undue material risk to local highway safety or parking provision on site. The proposal is for a domestic gate and does not impact upon the domestic access to the site, and leaves a substantial drive space between itself and the public highway - far more than would be necessary even for several HGVs. Moreover, the proposal bears no impact upon the provision of on-site parking.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3 and 36 the South East Lincolnshire Local Plan (2019), and Section 15 of the National Planning Policy Framework (2026).

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the South and East Lincolnshire Local Plan (2019) as well as Sections, 12. 14. 15 and 20 of the NPPF (2026). The recommendation, therefore, is to approve.

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.