DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0944-18**	**Applicant:**	**Jack Buck (Farms) Ltd**
Proposal:	New vehicular access to B1357		
Location:	Off Seas End Road Moulton Seas End Spalding		
Terminal Date:	22nd November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a new vehicular access to the B1357 from land off Seas End Road, Moulton Seas End. The proposal is outside of defined settlement limits in the open countryside. The surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide an 8 metre wide access road to create an additional access point for Jack Bucks Farm.

The Environmental Health Technician has no objections to the proposal. South Holland Internal Drainage Board has requested surface water details, which will be addressed by condition. The County Highways & SUDS Officer has requested standard access and utility conditions, as well as a condition concerning visibility from a hedge. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity or highway safety. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14, SG15 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.