

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H13-1139-25	Applicant:	Tulipland Potatoes Ltd
Proposal:	Details of external materials, siting of air source heat pump, removal of trees & hedges, landscaping & tree planting & boundary treatments (Conditions 4, 5, 7, 8 & 11 of H13-0292-25)		
Location:	Holly Tree House Fengate Moulton Chapel		
Terminal Date:	23rd January 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
22	Replacement Dwellings in the Countryside
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Conditions 4, 5, 7, 8 and 11 of H13-0292-25.

Site Description

The application site comprises a residential dwelling, within a countryside location. The site is located outside any defined settlement boundary and is therefore in the open countryside as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP).

Directly to the north of the site there is a barn, identified as 'Barn to the rear of Holly Lodge', which is a Grade II Listed Building. Despite being in a fairly rural location there are other residential properties within the immediate area; however, the site is mostly surrounding by agricultural fields.

History

H13-0215-17 - Detached Garage - Approved.

H13-0292-25 - Proposed replacement self-build dwelling - Approved

Consultation Responses

No consultation responses received.

Planning Considerations

Submission of Car Port Materials Details

Condition 4 of H13-0292-25 states that:

Before the commencement of the development hereby permitted beyond oversite (above ground level), a schedule of external materials of the construction of the dwelling and car port hereby approved (including windows, doors and rooflights), 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.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

The materials for the proposed dwelling and car port have been provided and are as follows:

- External Walls - Forterra Facing Brick 65mm (Hampton Rural Blend)
- Roof - Cembrit Contessa Natural Slate (Grey)
- Windows & Doors - Limbar timber-effect uPVC window and door frames (Claystone)
- Cladding to Garage - Natural Douglas Fir Horizontal Cladding, width 142mm
- External Paving - Turnbull Natural Stone Paving - Raj Blend & 10mm gravel

The external walls for the main house being constructed from Forterra Facing Brick is considered to be acceptable and would not cause any harm to the character of the area, the same can be said for the roof slates being constructed from Cembrit Contessa. Further to this, the windows and doors would be constructed from Limbar timber-effect uPVC window and door frames, these would also not cause any harm to the area from a character perspective. Whilst it could be considered that using natural Douglas fir horizontal cladding for the walls of the garage would conflict with the main house, there would be trees planted adjacent to the garage and would therefore conceal the garage slightly from view and thus reduce any potential harm to the street scene and area.

The materials proposed are therefore acceptable and Condition 4 can be discharged.

Siting of Proposed Air Source Heat Pump

Condition 5 of H13-0292-25 states that:

Prior to its installation, full details of the siting of the proposed air source heat pump shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pump shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that it would be more appropriate for the air source to be located on an elevation not facing/visible from the highway.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024.

The air source heat pump would be located on the northern elevation as shown on drawing number 'A1748-11 Rev CD1'. This location is considered to be appropriate due to it not being visible from the road as it would be hidden behind the proposed garage/carport. As such, the siting of the air source heat pump in this location is considered to be acceptable.

Existing Trees to be Retained

Condition 7 of H13-0292-25 states that:

None of the existing trees and hedges on the site shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed, it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 15 of the National Planning Policy Framework, December 2024.

Existing oak and laurel trees are to be retained on the north end of the eastern boundary whilst two Holly trees will also be retained on the southern end. The southern boundary itself will see the retention of an existing mature hedge as well the main grassed area on the western side and two existing semi-mature Holly trees. Finally, the existing trees which will be retained are to be protected during the construction works through the installation of a protective barrier and will be in accordance with 'BS 3998:2010'. This will be placed around the tree to prevent damage to the tree itself and undue compaction of the ground around it.

As such, these details are considered to be acceptable with adequate protection being provided on site to ensure the retention during construction.

Landscaping Detail

Condition 8 of H13-0292-25 states that:

Prior to the commencement of the development hereby permitted beyond oversite, 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, shall be submitted to and approved in writing by the Local Planning Authority.

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.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

Along the eastern boundary there is currently overgrown scrubs, brambles, weeds and self-seeded bushes and trees. These will be replaced with 3 Silver Birch (*Betula pendula*), 3 Common Hazel (*Corylus Arellana*), 3 Red Maple (*Acer rubrum*), 3 *Amelanchia Lamarckii* and the whole area will then be underplanted with bluebells and daffodils. Furthermore, the southern boundary features an existing mature hedge which is to be retained. The western boundary currently features a grassed area with two existing semi-mature holly trees which are to be retained. The following will be planted within this area; Holly (*Ilex aquifolium*), Field Maple (*Acer campestre 'Elsrijk'*), Upright Hornbeam *Carpinus betulus 'Fastigiata'*, this area will also be underplanted with spring bulbs. A Laurel (*Prunus laurocerasus*) will be planted along the northern boundary for privacy. Finally, a hedge will be removed and replaced with a new hedge comprising wildlife habitat friendly species including Dog rose, Hazel, Hornbeam, Crab apple and Field maple. The grassed areas will be retained and interspersed with flower borders whilst all new trees and hedges will be planted after the new house is complete. The maintenance works outlined within this same document are considered to be acceptable so that the landscaping will survive on site whilst the planting will also ensure the same.

The landscaping details will ensure the site will feature an adequate number of trees and hedging throughout whilst they would also be maintained thereafter. As such, Condition 8 can be discharged.

Details of Boundary Treatment

Condition 11 of H13-0292-25 states that:

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.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Within drawing number 'A1748-11 Rev CD2' outlines that a new timber post and mesh fence will be located on the northern, eastern and southern boundary. On the western boundary the existing timber post and rail fence would remain with a new timber post and mesh fence also being located here. Finally, a new section of timber post and rail fence would be introduced adjacent to the vehicle access which would match the existing fence in this area.

The details provided in regards to height and lengths etc are considered to be acceptable so that there would be no material overlooking issues following the construction of the boundary treatments. Furthermore, there are no direct neighbours to the site which further helps alleviate any concerns. As such, the boundary treatments are considered acceptable and Condition 11 can be discharged.

Conclusion

Conditions 4, 5, 7, 8 and 11 of H13-0292-25 can therefore be discharged.

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.