

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-1144-25 **Applicant:** S R & A V Willson
Building Contractors

Proposal: Details of external materials (Condition 2 of H13-0385-25)

Location: Rear Of War Memorial Seas End Road Moulton Seas End

Terminal Date: 4th March 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 2 of permission H13-0385-25. Permission H13-0385-25 granted consent for 2 dwellings.

Site Description

The site is located on the eastern side of Seas End Road within the centre of Moulton Seas End. The site currently features an area of grassland and there are trees and hedgerows located on the edges of the site. The grade II listed Moulton Seas End War Memorial is located along the site frontage, next to the site.

51 Seas End is located to the north of the site and 55 Seas End is located to the south of the site. Both boundaries are de-lined by close boarded fencing. A bungalow, The Retreat, is located to the east of the site, served by a private road off Pipwell Gate.

The site is within the settlement boundary of Moulton Seas End, as identified by the South East Lincolnshire Local Plan 2011-2036 and the accompanying policies map.

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H13-0902-18: (Listed Building Consent) Clean and repaint the War Memorial - Granted 18 October 2018.

H13-0727-18: (Listed Building Consent) Clean and repair wording on War Memorial - Withdrawn

H13-0651-20: (Outline Application) Residential Development - 2 Dwellings - Approved 17 August 2021

H13-0507-24: (Reserved Matters) Residential Development - 2 Dwellings - Outline Approval H13-0651-20 - approved 05 November 2024

H13-0385-25: (Section 73 Application) Residential Development 2 Dwellings - Approved under H13-0507-24. Modification of Condition 1 to allow amendments to previously approved plans - approved 09 June 2025

Consultation

SHDC Conservation Officer: No objections.

Key Planning Considerations

Condition 2 reads as follows:

"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.

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 and Section 12 of the National Planning Policy Framework, December 2024."

The submitted application form indicates that the proposed external materials are as follows:

- Vandersanden Flemish Antique brickwork;
- Sandtoft Calderdale Grey Tiles;
- Granite Chipping Driveway;
- Grey Porcelain Slab Patios.

The grade II listed Moulton Seas End War Memorial is located along the site frontage, next to the site. As such, the Local Planning Authority's Conservation Officer has been consulted on the proposed materials as the site is within the setting of the memorial. As set out previously, the officer has raised no objections to the proposed materials.

It is considered that the materials would be of a suitable appearance and quality for the area. For example, the proposed orange / red brickwork would be in keeping with the character of the area as the nearest dwellings also feature red brickwork. The proposed driveway also accords with the original permission. As such, it is considered that condition 2 can 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.

Conclusion

The details address the requirements of condition 2 of permission H13-0385-25.

Recommendation

Discharge condition 2.