DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-1291-25**	**Applicant:**	**Green Stick Company**
Proposal:	Details of landscaping & tree planting scheme, surface water drainage scheme & details of external illumination (Conditions 9, 10 and 12 of H13-0683-20)		
Location:	Land Off High Road Moulton Spalding		
Terminal Date:	24th February 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
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

Description of Proposal

This application seeks to discharge Conditions 9, 10 and 12 of H13-0683-20 relating to landscaping & tree planting scheme, surface water drainage scheme & details of external illumination.

Site Description

The site is outside of any of the settlement boundaries outlined within the South East Lincolnshire Local Plan, 2019, and can therefore be considered to be within the Countryside. The site is located along the main road (High Road) between Moulton and Weston, sitting 160m and 650m respectively from each settlement. The building is well set back from the road (approximately 100m) and well

screened, giving a more remote and rural feel.

The wider site features a fishing and wildlife site, which is well vegetated and landscaped. The existing building is a utilitarian, green steel framed structure, erected approximately eleven years ago.

Relevant History

H13-0495-06 - Full - Creation of wildlife area and excavation of pond - Refused 19 June 2006

H13-0935-06 - Full - Creation of wildlife area and excavation of pond - Approved 25 August 2006

H13-0475-11 - Full - Use of site for touring caravans - Refused 12 September 2011

H13-0320-12 - Full - Proposed touring caravan site - Approved 1 August 2010

H13-0683-20 - Full - Change of Use to fishing and wildlife holiday lodges, erection of 5 modular holiday lodges with associated landscaping, planting and parking - Approved 15 October 2020

H13-0848-25 - Full - Conversion of existing steel framed building to self build dwelling - Refused 8 January 2026

H13-0849-25 - S73 - Change of Use to fishing and wildlife holiday lodges, erection of 5 modular holiday lodges with associated landscaping, planting and parking - Approved under H13-0683-20. Modification to Condition 2 to allow amendments to previously approved plans - Ongoing.

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:

Highway and Lead Local Flood Authority

"No objection - The details submitted to discharge condition of landscaping & tree planting scheme, surface water drainage scheme & details of external illumination (Conditions 9, 10 and 12 of H13-0683-20) are acceptable in accordance with approved drawings and details submitted with this application."

South Holland Internal Drainage Board

Outline that land drainage consent would be required, although otherwise satisfied with the submitted information.

Environmental Health

"No comments my previous comment remains the same."

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 9

Wording

"Before any holiday lodge is installed on the site, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site 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 shall be made good as and when necessary."

Assessment

The details provided show an adequate level of landscaping, utilising appropriate species mixes. The details provided for the maintenance of these features is considered to be acceptable and would ensure the good maintenance of the planting for the relevant period. As such, Condition 9 can be discharged.

Condition 10

Wording

"The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to
secure the operation of the drainage system throughout its lifetime.

No holiday lodge shall be occupied until the approved scheme has been completed or provided on the site. The approved scheme shall be retained and maintained in full, in accordance with the approved details."

Assessment

The details provided have met all bullet points outlined in Condition 10. The scheme shows that an appropriate discharge rate can be provided, supported by appropriate infiltration tests to show the viability of this method. On this basis, the details provided are considered acceptable and condition 10 can be discharged.

Condition 12

Wording

"Details of the external illumination of the site including details of luminance and fields of illumination, shall be submitted to and approved in writing by the Local Planning Authority prior to any lodge being brought into use and there shall be no external illumination other than that so approved."

Assessment

The lighting details provided show low level lighting of paths. This would not be overly intrusive and would prevent harm to residential amenity or wider light pollution. Condition 12 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 submitted details achieve the aims of the conditions and are considered acceptable. Conditions 9, 10 and 12 of H13-0683-20 can be discharged.

Recommendation

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