

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0224-24 **Applicant:** Cecil Francis Ltd

Proposal: Details of surface water disposal, external materials, external doors/door frames, window frames and gas/electricity boxes (Conditions 9, 14, 15, 16 and 19 of H14-0706-22)

Location: Cecil Francis Ltd Bear Lane Pinchbeck

Terminal Date: 8th May 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2023

NPPF December 2023.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Condition Compliance:

Details of surface water disposal, external materials, external doors/door frames, window frames and gas/electricity boxes (Conditions 9, 14, 15, 16 and 19 of H14-0706-22). Conditions 15 and 16 of H14-0706-22 for Plots 1, 2 and 3 only.

Site Description

As host consent.

The site is located within the Pinchbeck Conservation Area. Number 13 Graft House is a Grade II listed Building in close proximity to the site. TPO-14-19-2022 has a Tree Preservation Order on the site.

History

H14-0915-22 - Details of construction method statement, archaeological investigation, excavation methods. Conditions 3, 5 and 13 of H14-0706-22. Design of all external doors and door frames and details of the window frames - Plot 4 only. Conditions 15 and 16 of H14-0706-22 for Plot 4 only. approved 19th October 2022.

H14-0706-22 - S73 MODIFICATION. Proposed demolition of commercial buildings and HMO and subsequent construction of 3 dwellings and the change of use of offices to dwelling together with a detached garage and associated external works - approved under H14-0012-22. Modification of Condition 2 to allow amendments to previously approved plans. APPROVED 19-08-22

H14-0012-22. Proposed demolition of commercial buildings and HMO and subsequent construction of 3 dwellings and the change of use of offices to dwelling together with a detached garage and associated external works. APPROVED. 18-03-22

H14-0016-06. 8 Bear Lane. Extension and alterations to form offices. APPROVED 22-02-06

H14-1153-07. Cold Store No 4 Cecil Francis Business Park, 8 Bear Lane. Conversion of cold store to form office accommodation. APPROVED 08-10-07

H14-0771-06. Cold Store 4, Cecil Francis Business Park. Conversion of cold store to form office accommodation. APPROVED 26-07-06

H14-0726-02. Bear Lane. Conversion of cold stores into office accommodation and additional car parking. APPROVED 31-10-02

H14-1385-00. Paddock House, Bear Lane. Convert packing shed into office accommodation. APPROVED 12-01-01

H14-1016-99 - Off Bear Lane, Pinchbeck. Bunk-house for multiple occupation of seasonal workers (10). 22-11-99

H14-0316-96. 20 Bear Lane. Erection of dwelling. REFUSED. 09-08-96

Consultation Responses

Pinchbeck Parish Council

In keeping with the street scene.

Highway and Lead Local Flood Authority

No objections.

The application is for the approval of details of surface water disposal, external materials, external doors/door frames, window frames and gas/electricity boxes (Conditions 9, 14, 15, 16 and 19 of H14-0706-22). These are not LCC requested conditions therefore it is for the LPA to assess/approve.

Welling and Deepings IDB

Plots 1 to 3 were having crate soakaways installed and Plot 4 is a conversion only. They have no comments.

SHDC Conservation Officer

No objections.

Planning Considerations

The proposals relate to various conditions which need to be discharged as follows:

Condition 9 wording

"Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use."

Condition 9 Detail

Drainage details have been submitted on sheets 1 to 4 as well as shown as a general arrangement.

Soakaway tanks (all 3 are the same) are to be located in the soft landscaped area to consist of AquaCell Core-R, to be fitted with vent. Invert of tank to be 2.800 and top of tank to be 3.600. Incoming connection to be 3.200. Ground levels must be a minimum of 3.900 to ensure that a minimum cover of 300mm is provided. Total area of attenuation tank is 21m² (7x3m) with a tank thickness of 800mm (2 units deep). Total volume of attenuation tanks is 15.96m³ - including 5% reduction. The tank is to be wrapped in a permeable membrane. The soakaway has been designed to store all storms up to and including the 1 in 100 year + 40% climate change

The IDB and Lead Local Flood Authority do not have any comments on the drainage details and as such it is considered that the details are satisfactory and condition 9 can be discharged.

Condition 14 Wording

"Notwithstanding the details set out within the planning application form, before the commencement of the development hereby permitted beyond oversight, 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."

Condition 14 Detail

A schedule of external materials have been submitted. External walls are to be in Wienerberger Hathaway Brindled to all external masonry walls of plot 2 above dpc level, and Wienerberger Bijou Red Multi to all external masonry walls of plots 1 & 3 above dpc level with Blue engineering bricks To all external masonry walls of plots 1, 2 and 3 below dpc level. Cladding is to be Cedral Click weatherboard Tongue and groove weatherboard in colour RAL 7035 to top of gables on plots 1, 2 & 3. Roof detail is to be Wienerberger Sandtoft 2020 Antique Slate To roofs of plots 1, 2 and 3, with uPVC, RAL 7016 anthracite to match the windows and doors. External paving is to be Sorrento Tumbled Setts Block Paving Carrara Stone Sett to drive entrance and in front of garage, interspersed with 20mm granite to drives of plots 1, 2 & 3, and Porcelain light grey 600 x 900mm to rear patios of plots 1, 2 & 3. Polypipe Elegance range half-round metal appearance uPVC, colour black relates to rainwater goods.

For Plot 4, External brickwork and roof tiles are existing and will remain. Rainwater goods are existing and will remain. Window and door details were approved 19.10.22 ref H14-0915-22.

The Conservation Officer raises no objection.

The submitted details are considered satisfactory and it is considered condition 14 can be discharged.

Conditions 15 and 16

In terms of context, application H14-0915-22 was approved on 19th October 2022 in relation to conditions 15 and 16 for Plot 4 only. It was noted that the original application confirmed that composite/UPVC would be used throughout and were satisfactory. Conditions 15 and 16 in relation to Plot 4 have therefore already been discharged. Application H14-0915-22 also related to discharge Condition 3: Construction Method Statement; Condition 5: Archaeological Investigation; and Condition 13: Excavation for Plot 4.

The current application under consideration seeks to discharge conditions 15 and 16 for Plots 1, 2 and 3 only.

Condition 15 Wording

"Notwithstanding the details set out within the planning application form, details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained."

Condition 15 Detail

For Plot 2, a door is proposed on the south east elevation. The rear elevation (south east elevation) shows sliding patio doors. For Plots 1 and 3, on the south west elevation, there are rear patio sliding doors. The north west elevation has at ground floor level.

The external entrance doors are to be Deceuninck Heritage 2800 uPVC, anthracite grey. The external bi-fold doors are Deceuninck Slider 24 uPVC, anthracite grey. The garage doors are Aluminium up and over doors, anthracite grey. Window and door jamb, head and sill details are also provided.

The details are considered satisfactory and condition 15 can be discharged.

Condition 16 Wording

"Notwithstanding the details set out within the planning application form, details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained."

Condition 16 detail

The submitted details for Plot 2 shows a velux type roof window on the north east elevation, a casement window at ground floor and a emergency egress window at first floor from the bedroom. A further velux is shown on the north west elevation.

Plots 1 and 3 show on the north east elevation two velux roof windows, two casement windows at ground floor level, and an upper emergency access window at first floor.

Windows are to be Deceuninck Heritage 2800 uPVC, anthracite grey. Window and door jamb, head and sill details are also provided.

Earlier consents specifically mention uPVC are appropriate despite the fact that the site is within a Conservation Area and close to a listed building. The Conservation Officer raises no objection.

It is considered that the details are satisfactory and condition 16 can be discharged.

Condition 19 Wording

"Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved."

Condition 19 Detail

For Plot 2 the electrical cabinet is shown on the south east elevation. It is a standard cabinet in white. The air source heat pump is shown on the south west elevation in the centre of the site away from neighbours. It only comes in a standard grey colour and is an Ecodan R32 Air Source Heat pump.

For Plots 1 and 3 the electrical cabinet is shown on the north west elevation. It is a standard cabinet in white. The air source heat pump is shown on the south west elevation in the centre of the site away from neighbours on the rear elevation. It only comes in a standard grey colour and is an Ecodan R32 Air Source Heat pump.

The submitted details are considered satisfactory.

Conclusion

The proposals are considered satisfactory.

Discharge condition 9.
Discharge condition 14.
Discharge conditions 15 and 16.
Discharge condition 19.

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.