DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0380-21**	**Applicant:**	**G & L Development Ltd**
Proposal:	Details of landscaping, surface water disposal, external materials, construction management plan & method statement and footway details (Conditions 3, 5, 7, 9 and 10 of H14-0951-20)		
Location:	Former New Bridge Inn Site Slipe Drove West Pinchbeck		
Terminal Date:	14th June 2021		

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
30	Pollution

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of landscaping, surface water disposal, external materials, construction management plan & method statement and footway details (Conditions 3, 5, 7, 9 and 10 of H14-0951-20).

Since submission clarity has been sought on the hard surfacing and pavement crossover matters.

Site Description

As host consent.

History

H14-0951-20. Erection of seven dwellings. APPROVED 09-03-21.

Consultation Responses

SHDC Environmental Protection

No objection.

LCC Highways & SUDS Support

No objection.

Welland and Deepings Internal Drainage Board

No comment to make.

Lincolnshire Wildlife Trust

No response received.

Planning Considerations

Conditions 3, 5, 7, 9 and 10 of H14-0951-20.

Condition 3 Landscaping Detail - Full

The form of landscaping is considered to be acceptable and this condition can be approved.

Condition 5 Surface Water Disposal Details

The details are acceptable to LCC as lead flood authority.

Condition 7 Materials Schedule

The materials are considered to be acceptable and this condition can be approved.

Condition 9 Construction Management Plan and Method Statement

The Construction Management Plan and Method Statement are acceptable and can be approved.

Condition 10 Footway Provision

The details are acceptable to LCC as highway authority.

Conclusion

Approve.

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.