DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0540-25**	**Applicant:**	**Cecil Francis Ltd**
Proposal:	Details of archaeological final report (Condition 7 of H14-0706-22)		
Location:	Cecil Francis Ltd Bear Lane Pinchbeck		
Terminal Date:	28th July 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

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

National Guidance

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 7 of permission of permission H14-0706-22. Permission H14-0706-22 granted consent for the following:

"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"

Condition 7 requires the submission and approval of a report detailing the archaeological work that has been undertaken within the site.

Site Description

The application site includes the former Cecil Francis Business Park which comprised several different commercial uses as well as a residential hostel. The site contained a mix of commercial purposes, some of which operated on a 24 hour basis.

The site is approximately 200m east of the main shopping area in Knight Street and approximately 100m north of the junction of Bear Lane and Knight Street.

The site is located within Flood Zone 3 as shown on the Environment Agency's Flood Zone Maps. The site is also located within Pinchbeck Conservation Area. There are no listed buildings within the site however there is a grade II listed to the south, 13 Graft House.

Relevant Planning History

H14-0012-22: (Full Application) Proposed demolition of commercial buildings and HMO and subsequent construction - approved 18 March 2022

H14-0706-22: (Section 73 Application) 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 August 2022

H14-0915-22: (Discharge of Conditions) 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 - approved 19 October 2022

H14-0224-24: (Discharge of Conditions) 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) - approved 16 May 2024

H14-0291-24: (Section 73 Application) 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 H14-0706-22. Amendments to bedroom 1 roof for Plot 2 - withdrawn 28 May 2024

Consultation Responses

Lincolnshire County Council: Historic Environment Team: Thank you for consulting us on this. The submitted archaeological report meet the required standards, and we can recommend discharge in full of Condition 7 of H14-0706-22 (final report and archive).

Key Planning Considerations

Condition 7 reads as follows:

"A copy of the final report required in connection with Condition 5 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019."

The application is accompanied by a report entitled 'Archaeological Watching Brief Report' (Report Number 255). The report details the findings from the archaeological investigation of the site. Lincolnshire County Council's Historic Environment Team have confirmed that the report meets the requirements of condition 7, and as such the condition 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 7 of permission H14-0706-22.

Recommendation

Discharge condition 7.