DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0651-24**	**Applicant:**	**Mrs M Adams**
Proposal:	Details of written scheme of archaeological investigation (Condition 5 of H14-0442-24)		
Location:	Northgate Farm House Northgate West Pinchbeck		
Terminal Date:	25th September 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments
HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Condition 5 of H14-0442-24 for Northgate Farm House.

Site Description

The site is outside of defined settlement limits and the surrounding area is characterised by linear development of varying ages and designs. The site is in Environment Agency Flood Zone 1 and not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping. There are dwellings to the east and west but they are not immediately adjacent to the site, approximately 90 metres in each direction.

History

H14-0027-97 - Erect agricultural implement store - Approved

H14-1559-06 - New vehicular access - Approved

H14-0979-15 - Garage for domestic use - Approved

H14-0842-21 - Proposed 2 storey rear extension, single storey rear extension and barn conversion to form bedroom, office & gym - Approved

H14-0442-24 - Demolition & replacement of existing single storey outbuilding to form residential accommodation ancillary to host dwelling - Approved

Consultation Responses

Lincolnshire County Council Historic Places

Thank you for consulting us on this.

The submitted archaeological WSI meets the required standards, and I can recommend discharge in full of condition 5 (H14-0442-24).

Planning Considerations

Condition 5 - Archaeological Scheme

Condition 5 of H14-0442-24 states that:

No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Section 16 of the National Planning Policy Framework, December 2023. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

Lincolnshire County Council Historic Places Team were consulted on this application and raised no objection with their comments reading 'The submitted archaeological WSI meets the required standards, and I can recommend discharge in full of condition 5 (H14-0442-24)'.

Condition 5 of H14-0442-24 can therefore be discharged.

Conclusion

The details in relation to Condition 5 are acceptable and it can therefore 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.