

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0840-18 **Applicant:** Mr T Dear
Proposal: New vehicular field access
Location: Old Packing Shed Restaurant Glenside South Pinchbeck
Terminal Date: 8th November 2018

Planning Policies

Local Plan July 2016:

SG4 Development in the Countryside
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for new vehicular field access in land adjacent to Old Packing Shed Restaurant, Glenside South, Pinchbeck.

Glenside South is a rural lane along the southern bank of the River Glen. The context is predominantly rural with scattered farms and residential rural properties along the main watercourse.

The application site is agricultural field. Adjacent to west there is the Old Packing Shed Restaurant greatly set back from the road. Throughout the site visit it was observed that the public house was shut down. The site boundary line on the edge of the road is completely screened by tall mature hedgerow. No ditch on this boundary line has been observed although the hedgerow is heavily overgrown.

The proposed access is aimed to facilitate agricultural vehicles to entering and egressing the site. It would be set back 4 metres from the road. Timber gates would be also erected which do not detract from the character of the local area.

The proposal would not result in a significant increase in traffic. It is therefore not anticipated that neighbour amenity or the character of the area would be harmed as a result of the proposal.

The County Highways Authority has raised no objection subject to subsequent contact to them for works monitoring.

The Welland and Deepings IDB has raised no objection either even though it has been required contact to them if there was a dry ditch adjacent to Glenside South.

In light of considerations above, the proposals are in accordance with Policy SG4, SG14 and SG17 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.