

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0871-25 **Applicant:** Mr & Mrs Butler
Proposal: Erection of stable and change of use from agricultural land to equestrian - retrospective
Location: Land Adj. 14 Mill Green Road Pinchbeck Spalding
Terminal Date: 19th December 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development
- 04 Approach to Flood Risk

National Guidance

National Planning Policy Framework December 2024

- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	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
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	0	1

RESIDENTS	1	0	0	0
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CASE OFFICER ASSESSMENT

Proposal

This is a full application seeking permission for the erection of a stable and change of use from agricultural land to equestrian use, at land adjacent 14 Mill Green Road, Pinchbeck.

The retrospective stable is located to the rear of the plot and has a height of 2800mm and measures 2680mm to the eaves. It has an internal stable area as well as an external covered store, this measures at 5749mm (stable and covered storage), 3650mm (stable only) and 3760mm (width). Finally, it is made from a felt roof, timber walls and a timber stable door.

The land itself would be split into two separate sections, the maintenance land to the front would be solely used to accommodate the pony while the primary land is being maintained and would measure at 421sqm. The primary land to the rear would be used for the pony to stay throughout the course of the permission and would measure at around 885sqmm. There would also be a 1m gap between the maintenance land and the neighbouring property.

Site Description

The site is located outside any defined settlement boundary and is therefore in the countryside as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Although being in the countryside in planning terms, the parcel of land is adjacent to a row of semi-detached properties to the north and one detached dwelling to the west. The Anglia Business Centre is to the south of the site whilst the majority of other land is agricultural farming fields.

History

H14-0960-87 - Erection of one dwelling - Approved

Consultation Responses

Pinchbeck Parish Council

Pinchbeck Parish Council supports application H14-0871-25 on the basis that the proposed equestrian use helps to diversify local provisions, maintain active land use and contribute to the character and amenity of the area in a location where such development is acceptable.

Welland and Deepings Internal Drainage Board

No comments.

Lincolnshire County Council Highways Authority

The access to the site is not formally constructed. A note should be added to the proposed site plan to say it will be upgraded to Lincolnshire County Council Specification.

Comments after amendment

Recommendation No objection subject to conditions:

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and

Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

The proposal is for the erection of stable and change of use from agricultural land to equestrian - retrospective. The access to the site is informal and needs upgrading the Lincolnshire County Council Specification - a condition is requested on the planning permission decision notice. The proposal will not have an adverse effect on the public highway. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 11

Within 6 weeks from the date of the decision notice the vehicular access to the site shall be improved in accordance with Lincolnshire County Council's Specification.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Informatics

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Lincolnshire County Council Historic Places

Thank you for consulting us on this.

Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

South Holland District Council Environmental Protection

No comments regarding land contamination.

Ensure proper provision is made for the disposal of animal waste. No burning permitted, in order to protect amenity of nearby properties

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received, these have been summarised below:

- Concerns over privacy, people wanting to park up and see the horse
- Concerns over smell/odour
- Risk of the horse escaping and causing damage
- Increase in noise pollution
- Manure potentially polluting water sources
- Concerns over how the manure will be disposed
- Health hazard and safety risk
- Legal Matters

It is noted that a letter of representation highlighted legal matters, including reference to the site not being able to have animals on site. Whilst the development has commenced prior to the applicants seeking permission from the Local Planning Authority, this application has been made, in part, retrospectively. Retrospective planning applications are accepted and is a route that can be achieved, as set out under Section 73A (Planning permission for development already carried out).

Beyond this, legal matters including covenants and deeds, that sit outside of the planning regime and as such, are not matters that are addressed within a planning application. Irrespective of the outcome of a planning application, any development must accord with other legislative or legal requirements and this is not overrode by the grant of planning permission.

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):

- Principle of Development and Sustainability
- Layout, Design, and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Flood Risk
- Highway Safety and Parking
- Biodiversity Net Gain.

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above .

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is located outside of any of the settlement boundaries outlined in Policy 1. Policy 1 states that within the countryside "development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits."

An equestrian use often necessitates a countryside location. Whilst this site is in the countryside, due to its closeness to the settlement of Pinchbeck it is not necessarily seen as open countryside. In any case, there is a sense of rurality to the site with large agricultural fields in the immediate area. Alongside this, the use would be tied to a residential property along Mill Green Road and therefore it would be inappropriate to locate the development elsewhere in this regard.

The development therefore accords with the requirements of Policy 1 of the South East Lincolnshire Local Plan, 2019. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the National Planning Policy Framework (December 2024) and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

As previously discussed, the stable building itself is set to the very rear of the plot and is over 77m from the highway. Despite this, it is still visible due to a gap in the hedge to the front boundary, this was noted during the officer's site visit.

Notwithstanding this, the stable is concealed from view from the vast majority of angles when travelling south and would only be visible when travelling north. Furthermore, it is of a fairly standard design, using a felt roof and timber throughout and is of a modest scale within its location. The

height sitting at 2800mm means it also cannot be seen over the hedge of the neighbouring property and thus causes no material impact in this instance.

The stable, although visible from some angles, is not considered to be intrusive or materially harmful and is also considered to be appropriate within this fairly rural setting.

Despite the stable building being the only physical development on site, the change of use of the land itself should also be assessed from a character perspective to ensure no unacceptable detrimental harm is caused. Whilst the parcel of land is located along a road which features residential dwellings, it is located in the countryside in planning terms. The use of the site as equestrian land, would not particularly appear out of character with the agricultural land nearby. The scope of physical built form is minimal, and the land itself, with the exception of the stable building, would not be vastly altered. The character and nature of the site would remain as is currently viewed, thus meaning the change of use would not harm the area from a character perspective.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2024) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

Policy 30 of South East Lincolnshire Local Plan (2019) sets out that "Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:... noise including vibration, and air quality, including fumes and odour".

The proposal would provide an equestrian use within the site; albeit, somewhat segregated within the site in respect of its extent of use, with the introduction of a single built form, in the form of the stable building. The site lies within a 'countryside location'; however, lies within close proximity to residential properties, including No.14 Mill Green Road.

The equestrian use, as proposed, would be of a minor scale, and seeks to accommodate a single pony. The use of the site, similarly, would be restricted solely to the applicant. These matters, which can be controlled through appropriate and reasonable conditions, ensures that the proposed use would not result in a significant intensification of use, and would not bring forward a commercial venture on the site. The extent of use would therefore not give rise to a significant adverse impact, in respect of neighbouring residents amenities, when considered alongside the agricultural operations that could take place on the site.

Given the nature of the proposal, it is apparent that manure will be produced, which must be appropriately handled. The manure on site is set to be disposed of by being 'bagged up and taken to neighbouring properties daily within the immediate area'. However, it is noted that this means of disposal may not always be achievable and as such, in the event that this is not required by those initially intended, the applicants will take it to local farmers for their use as fertiliser.

Conditions have been recommended in this regard, which require the disposal of manure, by one of these means, with no manure being kept for a period in excess of 24hrs. In any such instance where manure is to be kept for a 24hr period, this must be collected or disposed of by a private waste collection.

Beyond this, it is noted that the exact location of the storage of waste, could also give rise to concern, as raised within representation. Conditions have also been recommended that seek details

of the area for storage, which must be agreed by the Local Planning Authority, as to ensure that such storage areas are within appropriate locations and away from immediately neighbouring residential properties.

Furthermore, the proposal relates solely to one horse on site and therefore there would be a relatively small amount of manure produced each day in any event. It is therefore considered that due to the low amount of manure being produced, in addition to the method of disposal, and appropriate conditions, there would not be a significant amount adverse impact in this regard.

Environmental Protection commented on the application to state that the LPA should ensure proper provision is made for the disposing of the manure, it is considered that this is a proper provision and shall be conditioned to make sure it is taken away regularly and in the manner outlined by the applicant.

In addition to this, the potential increase in noise must be assessed. Whilst the change of use of the land could see an increase in noise due to the site having previously been vacant agricultural land, the proposal would introduce a modest activity, comprising just one horse on site and therefore naturally this would be a relatively low increase in noise.

Furthermore, the site would be private equestrian use only meaning that whilst the owners of the land would be visiting the site, no other members of the public would be attending the site on a daily basis, with the exception of manure disposal.

The maintenance part of the land would be maintained and looked after for anytime between 30 minutes to 4 hours during any given period; however, this would not be on a daily basis. It would also not be too dissimilar to the time a resident along Mill Green Road could spend gardening or maintaining their own land. It could also be considered that if the land was used for agriculture in line with its current use then the levels of noise through maintenance etc would be relatively high. As such, there would not be a material increase in noise on site that could materially harm nearby residents.

Finally, there should also be no material overlooking or overshadowing on site either. The only physical development on site is the existing stable building, the existing hedge would ensure that any impact potentially caused by this would be minimal and therefore not materially harmful. This hedge, as well as other boundary treatments could also help reduce overlooking to ensure that no material overlooking occurs either.

Beyond the above, conditions are also attached that seek details of an appropriate boundary treatment, such as additional fencing, within the application site to further ensure the safe provision and enclosure of the equestrian land.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

The applicant lives along Mill Green Road meaning they are able to walk to the site and will not need to drive, the lack of parking availability on site is therefore not considered to be an issue. This could potentially change if/when horse boxes are required, however, it should be noted that there would be room as well as a metal gate which provides access into the site should this be needed. As the use would be solely personal there would not be a significant number of vehicle movement to and from the site either, this would be secured via a condition on the decision notice.

Lincolnshire County Council Highways have been consulted on this application and ultimately believe the proposal would not have an adverse effect on the public highway. Despite this, they have requested a condition and informative be added to the decision notice should the application be approved. The condition relates to the access currently being 'informal' and in need of being upgraded to their specification, this will be attached to the decision notice if the application is approved. Overall, the application would have no impact on the safety of the highway nor existing vehicle parking arrangements.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3 and 36 the South East Lincolnshire Local Plan (2019), and Section 9 of the National Planning Policy Framework (December 2024).

Flood Risk

Section 14 of the National Planning Policy Framework (December 2024) explains that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere".

This goes on to state, within Paragraph 172, that all plans "should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below".

It is important to note that whilst minor developments such as this must meet the requirements for site-specific flood risk assessments, they should not be subject to the sequential test, nor the exception test, as outlined in Paragraph 176 and to be read in conjunction with footnote 62.

The site lies within Flood Zones 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the South East Lincolnshire Local Plan (2019) is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.

It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

Despite the property being within Flood Zone 3, it is within an area of no hazard within the SFRA. Furthermore, it is classed as 'less vulnerable' development within the 'Flood Risk Vulnerability Classification'. Overall, the application is for a change of use to equestrian land with the only physical development taking place being a stable block. The stable block is relatively small in scale and therefore would not lead to any significant harm raised and would not materially increase the flood risk for the site and surrounding area in a harmful way.

Overall, when considering the development on balance, it is considered that given the mitigation measures detailed and recommended by condition, the proposal accords with Policies 2, 3 and 4 of

the South East Lincolnshire Local Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

The BNG Exemption Statement outlines that the stable, which is the only physical development on site, would not measure more than 25sqm. It measures at a total of 13.73sqm. As a result, it would be classed as de minimis with the proposal not needing to provide any net gain in this regard.

As such, on the evidence available to the Council, the proposal is exempt from the standard biodiversity net gain condition.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development outside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and would not harm the safety of the highway, whilst conforming with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 28 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (NPPF) (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.