DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-1177-22**	**Applicant:**	**Platform Housing Group**
Proposal:	Details of external meter boxes (Condition 4 of H15-0758-20)		
Location:	Land Off Main Road Quadring Spalding		
Terminal Date:	11th May 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Details of external meter boxes (Condition 4 of H15-0758-20).

Site Description

As host application, although site is now developed and occupied.

History

H15-0758-20. SEC 73 MODIFICATION. Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works - approved under H15-0203-19 and H15-

1158-19. Modification of Condition 4 H15-0203-19 of to allow alternative external materials. APPROVED 27-07-21.

H15-1158-19. SEC 73 MODIFICATION. Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works - approved under H15-0203-19. Modification of Condition 2 to allow amendments to previously approved plans. APPROVED, SUBJECT TO A DEED OF VARATION OF THE S106. 10-11-20.

H15-0203-19. Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works. Approved 16-07-19.

Consultation Responses

Quadring Parish Council

Comments.

At Parish Council meeting councillors commented and feel that the road is incredibly narrow when entering the site.

Planning Considerations

Visual appearance

The meter boxes that have been installed on site have, as far as possible, been located on the side elevations of the dwellings, and are considered to be acceptable.

Other matters

it is noted that Quadring Parish Council have raised comments regarding the host application scheme, that has gained consent, and not the details of this condition discharge application.

Conclusion

Approve details.

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.