DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0913-24**	**Applicant:**	**Seagate Homes**
Proposal:	Details of external materials, Construction Management Plan and Method Statement (Conditions 3 and 8 of H17-1016-21)		
Location:	Beech House 20 Gosberton Road Surfleet		
Terminal Date:	26th December 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2023

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge Conditions 3 and 8 of H17-1016-21, relating to external materials and a construction management plan respectively.

Site Description

The site is within defined settlement limits of Surfleet and the surrounding area is characterised by dwellings of varying ages and designs. Grade I Listed St Laurence's Church is sited 50 metres to the south-east of the site at the nearest point. A cafeteria, a dwelling and greenhouses are sited immediately to the south of the site with fields to the rear (west), St Laurence Close to the north, and Gosberton Road to the west with a works building beyond.

Relevant History

H17-1129-17 - Outline - Demolition of 20 Gosberton Road and development of up to 10 houses - Approved - 26 April 2018.

H17-0497-19 - S73 - Demolition of 20 Gosberton Road and development of up to 10 houses - approved under H17-1129-17. Amendment to site boundary to incorporate right of way to front of site - Approved - 10 June 2019.

H17-0430-21 - Outline - Demolition of 20 Gosberton Road and development of up to 10 houses - re-submission of H17-1129-17 - Approved - 17 June 2021.

H17-1016-21 - Full - Residential Development of 9 Dwellings - Approved - 20 May 2022.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Environmental Protection

No observations

Highway and Lead Local Flood Authority

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.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Condition 3

Condition 3 reads as follows:

"Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved."

The submitted details show plots 1, 2, 3, 4, 8, and 9 are to be constructed of Kassandra Multi brick, a fairly standard red brick. The three remaining plots are to be constructed of Trinity Cream Gilt Stock, a sandy yellow brick. All dwellings are to feature Marley Edgemere Interlocking concrete tiles, a matt grey tile, with white UPVC windows and rear doors. White fascia and soffits are proposed. Black front doors are proposed. Black PVCu rainwater guttering is proposed. Garages would match the host property's material.

Given the eclectic mix of materials in the area currently, the proposed material schedule is considered acceptable. Comparable materials are seen throughout the village, naturalising the proposal to a certain extent.

Details of meter boxes and flues have been provided here; however, these have not been addressed as Condition 4 of H17-1016-21 requires the separate submission of these details.

The submitted details suitably satisfy the requirements of Condition 3.

Condition 8

Condition 8 reads as follows:

"No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

· phasing of the development to include access construction;
· the parking of vehicles of site operatives and visitors;
· loading and unloading of plant and materials;
· storage of plant and materials used in constructing the development;
· wheel washing facilities;
· the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
· strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period."

It is considered that the submitted Construction Management Plan has satisfied the requirements of this condition, and as such, would ensure suitable amenity protection for nearby residents. As such, the requirements of Condition 8 have been satisfied.

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

Adequate details have been provided to satisfy the requirements of Conditions 3 and 8 of the H17-1016-21. As such, it is considered that both conditions can be discharged.

Recommendation

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