

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H18-1242-25 **Applicant:** Sis Pitches

Proposal: Construction of new MUGA playzone for football basketball and netball with associated fencing and lighting

Location: Sutton Bridge Memorial Park Sutton Bridge Spalding

Terminal Date: 12th February 2026

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
28	The Natural Environment
29	The Historic Environment
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 8 - Promoting healthy and safe communities
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	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1

HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	3
OTHER STATUTORY BODIES	0	1	0	3
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the construction of new MUGA playzone for football, basketball and netball, with associated fencing and lighting.

The location of the MUGA is towards the western boundary within the wider memorial ground and outside the existing football playing pitches. It is located to the south of a recently approved outline application for a new pavilion.

The MUGA is treated by high fencing and lighting is shown on the site plans. The applicant has also provided a proposed surface water drainage strategy.

Site Description

This area of Memorial Park is located within allocated recreational open space, as well as within flood zone 3 in accordance with Environment Agencies Mapping Systems.

The proposal seeks to site the MUGA close to existing playing pitches. There is a TPO in the area and whilst the MUGA is located away from the root protection area, a proposed drainage strategy runs through it.

The Curlew Centre is accessed from Bridge Road, car parking exists to both the front and rear of the building. A play area is located to the east of the Memorial Park.

The proposed site for the pavilion is located away from the existing playing pitches.

History

H18-1083-25- Proposed sports pavilion/leisure centre. Approved 22-01-26
H18-1088-23 - Proposed sports pavilion/leisure centre. Approved 17-05-24
H18-0055-12 - Part use of first floor accommodation (Rooms B, C, D and E) as either office space for business use (Class B1) or for a purpose ancillary to the community centre. Approved 02-04-12
H18-0793-10 - Proposed multi-use community centre. Approved 10-11-10
H18-0671-09 - Proposed multi-use community centre. Approved 07-06-10
H18-0098-12 - Removal of Condition 5 of H18-0793-10 relating to erection of timber fencing. Approved 10-04-12

Consultation Responses

Sutton Bridge Parish Council

Sutton Bridge Parish Council support the application for a PlayZone at the Memorial Park. This development will provide a safe, inclusive, and accessible space for residents of all ages, characteristics and abilities to enjoy physical activity, social interaction, and community engagement. It will encourage healthier lifestyles, and enhance the overall appeal of the park as a central hub for recreation

South Holland IDB

We note that initial testing shows that a drainage strategy reliant on infiltration is not likely to be achievable for the proposed development, as evidenced within the Ground Investigation Report (STW6695-R02-Rev_A, Soiltechnics Ltd, March 2025).

The proposed drainage strategy drawing (PB25101-001, Rev A, SIS Pitches, 20-11-25), suggests that surface water will connect to the existing drainage system for the site and it is currently unclear what this is. We therefore request that further information is provided regarding the existing drainage system.

If a surface water discharge is proposed to a watercourse, consent would be required under Byelaw 3. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees.

If the applicant proposes to discharge surface water to a sewer, this is the least sustainable method of surface water disposal within the drainage hierarchy. I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location

Environment Agency

We have no objection to this application

Highways & SuDs Support

Is the proposal likely to increase vehicle and pedestrian movements to and from the site? A simple transport statement is required detailing the current vehicle movements to and from the site compared to those envisaged with the proposal. Is the existing parking sufficient? Parking justification is required. Cycle parking should be included in the proposal.

Sport England

Sport England raises no objection to the application which is considered to accord with exception 5 of our playing fields policy and the requirements of paragraph 104(c) of the NPPF in that the proposal for a MUGA in 5 this location would provide sufficient benefits to sport for the community, and its proposed siting would not affect the quantity or quality of playing pitches at the site or otherwise adversely affect their use.

Tree Officer

The large oak tree on the edge of the existing carpark is the subject of a Tree Preservation Order.

It is already likely to be suffering from the effect of the existing car park covering a large proportion of its roots ; remember seeing at least one plan which had a shrub/grass area immediately under the tree, rather than car parking spaces to help prevent such an effect.

The car parking spaces cause compaction of soil over the roots, much reduced permeability to water and the ability of gaseous exchange to occur by the roots. which can cause root dieback and corresponding dying back of the crown.

The current proposal shows a drain run to be constructed within the Root Protection Area of the tree. This will cause extensive root damage, which when combined with the effect of the tarmac over the roots, could be seriously detrimental to the wellbeing of the tree. The drain run(s) should be diverted so as not to cross the roots of the tree.

It is likely that the tree may benefit from access to a limited amount of extra water, such as a soakaway outside of the actual Root Protection Area, as oaks are high water demand trees

Conservation Officer

I write to confirm that I have no objections to this proposal upon built-heritage grounds

Ecology

Conclusion: There has been sufficient evidence provided to determine this application, as long as the mandatory 10% net gain is achieved through securing onsite units pre-commencement.

Environmental Protection

Land contamination - I have reviewed Soiltechnics, Ground Investigation Report for Sutton Bridge Memorial Park, Sutton Bridge, Document No: STW6695-R02-REV_A, Dated: March 2025. I am in general agreement with the findings of this report that no further investigations are necessary in relation to land contamination

Noise - the ENS noise impact assessment NIA-12375-25-12649-V1 Sutton Bridge, 10.12.25, has been reviewed. This indicates that the proposed MUGA does not indicate noise above the NOAEL level and therefore I have no concerns regarding this development

Historic Places Team

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

The Football Foundation

The FF write a letter of support for the development.

Planning Considerations

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.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

The proposal is for a multi-use games arena located on an existing recreational ground in Sutton Bridge.

The key issues are:

- Principle of Development
- Recreational Open Space
- Flood Risk & Drainage
- Ecology
- Environmental Issues
- Character and Appearance

Principle of Development

The South East Lincolnshire Local Plan 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 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire until 2036. Policy 1 (Spatial Strategy) expresses the sustainable framework 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 in respect of sustainable development 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 application site is located within a main service centre of Sutton Bridge as identified by Policies Map inset 9 of the SELLP. Of these areas policy 1 (point 2) states:

Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Therefore the proposal to erect MUGA that would be ancillary to existing sports functions of the site is considered to align with the overarching spatial strategy set out by policy 1 of the SELLP.

Recreational Open Space

Policy 32 of the SELLP is concerned with 'Community, Health and Well-Being' and is relevant given that the application site is located within an allocated recreational open space. The policy (in part) states:

The redevelopment or change of use of an existing community facility will be permitted only if:

- 1. an assessment has been undertaken which has clearly shown that the facility is:*
 - a. surplus to requirements; or*
 - b. not economically viable; or*
 - c. unfit for purpose; and*
 - d. in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or*
- 2. the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or*
- 3. (in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.*

The development of new community facilities will be supported, provided that they are located so as to be:

- 1. as close as possible to the community they will serve;*
- 2. readily accessible by public transport, on foot, and by bicycle;*
- 3. compatible with nearby uses and the character and appearance of the neighbourhood; and*
- 4. located and designed to enable (where possible) shared use with other services/facilities.*

Furthermore, Section 8 of the National Planning Policy Framework (December 2024), relating to

'Promoting healthy and safe communities', details that planning decisions should "aim to achieve healthy, inclusive and safe places which" amongst other matters "promote social interaction". Paragraph 103 of the National Planning Policy Framework goes on to state that "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities".

The proposal is located within the Memorial Ground playing fields, but outside of the demarked playing pitches. The MUGA is required as an ancillary building to enhance the sporting provision that exists at the Memorial Ground.

Sport England have been consulted along with the FF and have no objections. The proposal would not jeopardise an existing sports provision across the wider site and would provide an enhancement of providing a multi-use games area.

It is therefore considered that subject to the attachment of such a planning condition, the proposal would accord with Policy 1 and 32 of the SELLP and Section 8 of the NPPF. The development is therefore considered acceptable in principle.

Character and Appearance

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.

Policies 2 and 3 of the South East Lincolnshire Local Plan seek to ensure that development responds positively to local character, integrates appropriately within its surroundings, and is accessible and compatible with nearby uses.

The proposed MUGA would be located within an established recreational ground which already accommodates football pitches, play equipment and associated ancillary infrastructure. Whilst the perimeter fencing is of a relatively high form and would be visible across parts of the wider site, this is considered an anticipated and acceptable feature within the context of a formal sports and leisure environment. This feature is not considered to be of such detriment as to result in a significant detrimental impact.

The MUGA is positioned away from the primary street frontage and is largely screened from the public realm, with any visual impacts primarily affecting those with views toward the rear of the Memorial Park. In this regard, the development would not materially affect the street scene or the wider character of the area.

The proposed materials are functional in nature, reflecting the operational requirements of a multi-use sports facility, and are considered appropriate within this recreational setting. When viewed in the context of the existing uses across the site, including playing pitches and children's play facilities, the development would read as a complementary addition rather than an incongruous feature.

Accordingly, it is considered that the proposal would integrate satisfactorily within its surroundings and would accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, and Section 12 of the NPPF.

Environmental Issues

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 30 of the South East Lincolnshire Local Plan seek to ensure that development proposals safeguard environmental quality and residential amenity, requiring that schemes do not result in unacceptable impacts through noise, disturbance, lighting, contamination or other forms of pollution.

Noise

An ENS Noise Impact Assessment (Ref: NIA-12375-25-12649-V1, dated 10 December 2025) has been submitted in support of the application. This assessment concludes that operational noise associated with the proposed MUGA would not exceed the No Observed Adverse Effect Level (NOAEL) at nearby residential receptors.

Environmental Protection has reviewed the assessment and confirms that there are no concerns in respect of noise impacts arising from the development. Subject to appropriate control of hours of use by condition, it is therefore considered that the proposal would not result in unacceptable noise disturbance.

Lighting

The proposal includes floodlighting to enable use of the MUGA during periods of reduced daylight. Submitted lighting details demonstrate that illumination would be focused on the playing surface and designed to minimise light spill beyond the site boundaries. Subject to a condition requiring implementation in accordance with the approved lighting scheme, the proposal is not considered to give rise to harmful light pollution or adverse impacts on neighbouring amenity.

Land Contamination

Environmental Protection has reviewed the Soiltechnics Ground Investigation Report for Sutton Bridge Memorial Park (Document No: STW6695-R02-REV_A, March 2025) and is in general agreement with its conclusions that no further investigations are required in relation to land contamination. On this basis, no objection is raised on contamination grounds.

Residential Amenity

The MUGA is located within an established recreational area and positioned away from nearby residential properties. Taking into account the submitted noise assessment, lighting proposals, ground investigation findings and consultee responses, it is considered that the development would not result in unacceptable harm to residential amenity.

Accordingly, subject to conditions relating to hours of use and lighting, the proposal is considered to accord with Policies 2 and 30 of the South East Lincolnshire Local Plan, and Section 12 of the NPPF.

Flood Risk & Drainage

Policy 4 of the South East Lincolnshire Local Plan sets out the Council's approach to managing flood risk. The application site lies within Flood Zone 3, as defined by the Environment Agency's Flood Map for Planning. The Council's Strategic Flood Risk Assessment (SFRA) further identifies the site as being within an area classified as 'danger for all'.

- LK/14572-SS pitches Rev 000 - Flood Risk Assessment
- PlayZone - Proposed Drainage

The Environment Agency has been formally consulted on the proposal and has confirmed that it raises no objection on flood risk grounds. The proposed development would not result in a change to the vulnerability classification of the site and would therefore not increase flood risk to future occupiers or elsewhere. On this basis, and having regard to the submitted Flood Risk Assessment, the proposal is considered acceptable in principle in flood risk terms.

Drainage

The submitted drainage strategy proposes the discharge of surface water to the existing drainage network. The current layout indicates a piped discharge route passing within the Root Protection Area (RPA) of a protected oak tree located adjacent to the car park. In the absence of sufficient evidence to demonstrate that this would not result in harm to the protected tree, this aspect of the proposal is not acceptable as submitted.

Notwithstanding this, it is considered that a suitably designed alternative drainage route or solution

could be achieved which avoids encroachment within the RPA. Given that the issue relates to detailed design rather than the principle of development, and that no objection has been raised in respect of flood risk or drainage capacity, it is reasonable and proportionate to address this matter through the imposition of a planning condition requiring the submission and approval of a revised surface water drainage scheme prior to commencement.

Subject to the imposition of an appropriate condition securing a revised drainage strategy that avoids harm to the protected oak tree, the proposal is considered to comply with Policy 4 of the South East Lincolnshire Local Plan.

Highway Safety

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".

Policy 2 of the South East Lincolnshire Local Plan requires development proposals to demonstrate that sustainable development considerations are met, particularly in relation to safe access arrangements and vehicle generation. Policy 3 further requires proposals to demonstrate how accessibility by a choice of transport modes, including walking, cycling and public transport, will be secured where relevant. Policy 36 relates to vehicle and cycle parking provision, stating that all new development should provide parking in accordance with the adopted minimum standards set out in Appendix 6.

The proposal would utilise the existing access arrangements and parking facilities associated with the Curlew Centre. The Highway Authority has advised that a Transport Statement has not been submitted and has requested clarification regarding potential increases in vehicle movements, parking demand and provision for cycle parking.

Notwithstanding this, it is noted that the site benefits from an established car parking area which currently serves the Memorial Park and Curlew Centre, and the location is within reasonable walking distance of Sutton Bridge town centre. The proposed MUGA is intended to function as an ancillary community facility and is not anticipated to generate significant levels of additional traffic over and above existing recreational use of the site.

In order to address the Highway Authority's concerns in a proportionate manner, it is considered reasonable to secure a Community Use and Access Management Plan by condition, to be submitted and approved prior to first use of the MUGA. This Plan would detail anticipated usage patterns, parking management arrangements, measures to encourage sustainable travel (including cycle parking provision), and any operational controls necessary to avoid adverse impacts on highway safety or local amenity.

Subject to the imposition of such a condition, the proposal is considered acceptable in highway terms and would accord with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, together with Section 9 of the National Planning Policy Framework.

Ecology

SELLP Policy 28 is concerned with the Natural Environment, with Part 3 specifically seeking to address gaps within the ecological network and requiring development to deliver measurable biodiversity enhancements where possible.

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 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 applicant has submitted a Biodiversity Metric Calculation Tool and BNG Metric in support of the proposal. These demonstrate that on-site opportunities for biodiversity enhancement are limited due to the nature of the development and the existing recreational use of the land. As such, the application proposes to achieve the required biodiversity uplift through off-site provision.

The Council's Ecology Officer has reviewed the submitted information and confirms that sufficient evidence has been provided to determine the application, subject to securing the mandatory 10% biodiversity net gain via off-site units prior to commencement of development.

It is therefore considered that, subject to an appropriately worded planning condition to secure the delivery of a minimum 10% biodiversity net gain off-site before development begins, the proposal would accord with SELLP Policy 28 and the requirements of the National Planning Policy Framework.

Trees

Paragraph 193(c) of the National Planning Policy Framework advises that development resulting in the loss or deterioration of irreplaceable habitats, such as ancient or veteran trees, should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. The large oak tree located on the edge of the existing car park is the subject of a Tree Preservation Order and is considered a valuable and irreplaceable feature within the site.

The Tree Officer has highlighted that the tree is already under stress due to compaction and limited permeability caused by the existing car park, which affects root health and the ability for gaseous exchange, potentially contributing to dieback of the roots and crown. The current proposals show a surface water drainage run within the tree's Root Protection Area (RPA), which could cause extensive root damage and further compromise the health of the tree.

To ensure that the development does not result in unacceptable harm to this protected tree, it is considered appropriate to control the detailed design and implementation of surface water drainage through a planning condition. This condition would prevent the installation of drainage within the RPA and require alternative solutions, such as a soakaway located outside of the RPA, thereby mitigating the potential impact on the tree's health. With this mitigation in place, the proposal would comply with the principles of NPPF paragraph 193(c) and relevant Local Plan policies concerning the protection of trees and the natural environment.

Planning Balance

The proposal seeks to provide a Multi-Use Games Area (MUGA) within Memorial Park, Sutton Bridge, forming part of an established recreational ground. In principle, the development is supported by Policy 32 of the South East Lincolnshire Local Plan, as it represents alternative recreational provision which would enhance existing community sports facilities without resulting in the loss of playing pitches. Sport England and the Football Foundation raise no objection and support the scheme, confirming that it would provide clear benefits to community sport and wellbeing.

Potential impacts relate primarily to drainage within the Root Protection Area of a protected oak tree and the absence of a Transport Assessment to quantify visitor movements and parking demand. The Tree Officer has advised that the currently proposed drainage route would be unacceptable; however, it is considered that an alternative alignment can be secured by condition, thereby avoiding harm to the protected tree. In highway terms, whilst further justification has been requested by the Highway Authority, the site benefits from existing access and parking provision and operates within a wider recreational complex. Any residual impacts can be appropriately managed through a Community Use and Access Management Plan secured prior to first use.

When weighed in the balance, the identified concerns relating to tree protection and highway impacts are capable of being satisfactorily mitigated through planning conditions. These limited harms are outweighed by the significant community and health benefits arising from enhanced recreational provision.

Accordingly, the proposal is considered to accord with Policy 1 and 32 of the South East Lincolnshire Local Plan and, subject to conditions, approval is recommended.

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 accord with policies 1, 2, 3, 4, 28, 29, 30, 32 & 36 (including the parking standards set out within Appendix 3) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).