

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H19-0136-22 **Applicant:** Mrs S Spridgeon

Proposal: Details of garden gates to be installed & additional tree planting
(Conditions 2 & 3 of H19-1145-21)

Location: 257 Broadgate Sutton St Edmund Spalding

Terminal Date: 5th April 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 9. Promoting sustainable transport.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 2 & 3 of H19-1145-21 (details of garden gates to be installed & additional tree planting)

Site Description

The site is located on the western side of Broadgate and is the southernmost of 3 plots approved by virtue of outline planning permission ref. H19-0539-16 and reserved matters approval ref. H19-0937-18. A 1.8m high brick wall and blocked-off vehicular access were previously located along the section of frontage to which this application relates.

A house is located to the north and residential to the south, including a barn conversion along the frontage. St Edmund's Church (grade II listed) is situated some 100 metres to the north beyond a converted chapel (no. 259) and "The Old Post Office".

Relevant Planning History

H19-0539-16 - O/A - Residential development (3 dwellings) - Granted 28 July 2016

H19-0937-18 - RM - Erection of three dwellings following Outline approval H19-0539-16 - Approved 14 November 2018

H19-0279-20 - NMA - Erection of 3 dwellings - approved under H19-0937-18. Amendments to fenestration and design in relation to Plot 3 - Refused 11 June 2016

H19-0545-20 - NMA - Erection of 3 dwellings - approved under H19-0937-18. Amendments to design and internal alterations to Plot 3 - Approved 27 July 2020.

H19-1145-21- Full - Proposed vehicular access and retention of garden wall at current height - part retrospective - Granted 18 January 2022.

Consultation Responses

Sutton St Edmund Parish Council

The Parish Council objects to the planning application as there is insufficient space for a vehicle to access and turn safely without infringing on the footpath. There is also a concern that the space is not big enough for a vehicle and the gate will be opened across the footpath. The Council feels it is insufficient to allocate the 2 olive trees as replacements for the existing cherries. The two olive trees also exist and are already in place. The cherry trees, if they are to be replaced, should be planted in the ground near the driveway entrance and be like for like.

LCC Highways

Does not wish to restrict the grant of permission.

North Level Internal Drainage Board

No comments.

Planning Considerations

Condition 2 (Details of garden gates) - A traditional timber 5 bar gate is proposed that would open inwards and not over the footway/carriageway. It is acceptable in terms of appearance. LCC Highways have raised no objections on highway safety grounds.

Condition 3 (Landscaping) - Two Prunus "Accolade" trees would be omitted from the previously approved scheme as a result of the development. However, they would be replaced by two Silver Birch trees at the rear, plus two Olive trees. The revised scheme is considered satisfactory.

Conclusion

That conditions 2 & 3 of H19-1145-21 be discharged.