DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-0555-19**	**Applicant:**	**A Valderas**
Proposal:	Proposed new menage and stable block		
Location:	Threeways Luttongate Road Gedney Hill		
Terminal Date:	2nd August 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for proposed new menage and stable block at Threeways, Luttongate Road, Gedney Hill. Spalding.

Site Description

The site is out of the settlement boundaries of Throckenholt as set out in the Inset Map 64 of South East Lincolnshire Local Plan, 2019. Therefore, the site is within the countryside. A cluster of residential properties and a few farmhouses in former agricultural holdings is at the crossroad of Luttongate Road, South Eau Bank/B1166 and Common Road. Vast open fields are in the surroundings.

Threeways is a large two-storey house facing Luttongate Road and fairly setback from it. There is a gravelled drive to the front and a grassed garden to the rear. The residential plot is enclosed with picket fence and a farm gate. The adjacent paddock land extends to north and west. Existing stables are approximately 20 metres to north-east and in close proximity to the eastern front boundary. The site is bounded by a 4 metre high mature hedgerow comprising plants and trees.

History

H19-0407-09 - Proposed conservatory to side of dwelling - Approved

Consultation Responses

Sutton St Edmund Parish Council

Supports this application

SHDC Environmental Health Officer

No objection but would wish to add the following condition: "No burning of bedding or manure to take place on site"

Planning Considerations

Layout and design

The menage would extend to the rear of the existing stables. It would amount to 1200 square metres. The materials are, among others, a 150mm compacted hardcore with a 50mm sand blinding layer over it. A 1.2 metre high post and rail fence would delineate the perimeter of the intended menage. 6 no. flood lights on the edge of the menage would be supported by 5 metre high mid-hinged columns.

The proposed stable block would be to the south of the existing ones and somewhat aligned with them. The footprint reveals that the stables would be an inverted L shape. It would measure approximately 11.40 metres in length, 5.45 metres in width and 3.45 metres in ridge height. The roof would be gable pitched with a non-supported roof canopy along the front elevation. A planning condition should be imposed to require details of the materials used for the stable block prior to the commencement of works. Notwithstanding this, the layout and design of the outbuilding would be appropriate as it would be similar to the existing stables. On balance, the entire development would be in keeping with the rural character of the location and no detrimental impact is anticipated in terms of form, character and scale.

Impact upon the residential amenity

The nearest residential properties are The Paddocks opposite the road and those to the south-west facing onto South Eau Bank. Given their considerable distance with the proposed development, any impact on the grounds of residential amenity is negligible.

The equestrian use is sufficiently separated from the residential plot of Threeways albeit well connected. The impact of the flood lights would not be disturbing to the residents of the house since the lighting would be operative at limited times. No objection has been raised by the SHDC Environmental Health Officer. The scale of the equestrian activity is not unduly significant to create any noise and disturbance to the house occupiers.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 of

South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this planning application via delegated powers.

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.