DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H21-0634-22**	**Applicant:**	**S J Stanberry & Sons Ltd.**
Proposal:	Details of external materials, external illumination and means of surface water disposal (Conditions 5, 6 & 7 of H21-0413-22)		
Location:	Tretton Manor Barns Lowgate Tydd St Mary		
Terminal Date:	22nd August 2022		

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
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	2
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5, 6 & 7 of H21-0413-22 (details of external materials, external illumination and means of surface water disposal).

Site Description

The site forms part of industrial premises located on the northern side on Lowgate close to the junction with Mayner's Dike (B1165) and is presently used for external storage. High hedging is situated along the northern, eastern and southern boundaries. A range of converted barns are situated to the south-west (Tretton Manor Barns) and thereafter two dwellings (Tretton Cottage and Tretton Stables). A pair of semi-detached properties are located some 130 metres to the south (nos 2 and 3 Eaudyke Bank) and a dwelling approximately 200 metres to the south-east (Long Meadow).

Recent Planning History

H21-0299-99 - Full - Proposed barn conversion to form two annexes - Granted 22 June 1999.

H21-1031-02 - Full - Proposed touring caravan and camping site - Granted 5 April 2004.

H21- 0681-03 - Full - Change of use from domestic garage to business use (office) - Granted 24 March 2004.

H21-0504-05 - Full - Retrospective application for change of use for storage/repair of portable buildings - Granted 8 August 2005.

H21-0902-13 - S191 - Use of annexe as two independent units of living accommodation - Approved 30 April 2014.

H21-0142-14 - Full - Steel portal framed workshop and store - Granted 17 April 2014.

H21-0869-21 - Full - Siting of 2 static caravans - retrospective - Refused 19 November 2021.

H21-0195-22 - Full - Siting of 2 static caravans (retrospective) - re-submission of H21-0869-21 - Refused 9 May 2022.

H21-0413-22 - Full - erection of storage shed - Granted 8 June 2022.

Consultation Responses

North Level Internal Drainage Board

No objections in principle.

South Holland Internal Drainage Board

No comments. Outside SHIDB district.

Planning Considerations

Condition 5 (External Materials) - The walls would be concrete panelling (at low level) with brown corrugated steel sheeting above. The roof would be fibre cement sheeting. The details are considered to be acceptable.

Condition 6 (External Illumination) - No external illumination would be installed on the building.

Condition 7 (Means of Surface Water Disposal) - Surface water would be discharged to an existing drain to the east. The North Level Internal Drainage Board raise no objections in principle to this arrangement.

Conclusion

That conditions 5, 6 & 7 of H21-0413-22 be discharged.