DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H21-0679-26**	**Applicant:**	**Mr P Woods**
Proposal:	Details relating to site entrance, access road and parking (Condition 14 of H21-1013-20)		
Location:	Land At Tysdale Farm Common Way Tydd St Mary		
Terminal Date:	14th September 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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework August 2026

Section 3 - Decision-making
Section 4 - Achieving sustainable development
Section 5 - Meeting the challenge of climate change,
Section 12 - Making effective use of land
Section 14 - Achieving well-designed places
Section 18 - Managing flood risk and coastal change
Section 19 - Conserving and enhancing the natural environment
Section 20 - Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge conditions 14 of planning approval H21-1013-20, relating to details of relating to site entrance, access road and parking.

Planning approval H21-1013-20 granted full planning permission, for the erection of two dwellings.

Site Description

The site forms part of an area of grassland/orchard between a row of frontage terraced dwellings to the south-west and the grade II listed Tysdale Manor to the south-east. A range of single/two storey barns are located to the east and are currently being converted to 2 dwellings (ref. H21-0794-10). Two detached houses are currently construction along the frontage behind a row of mature trees (ref. H21-0504-18).

The site is within Tydd St Mary Conservation Area (CA).

History

H21-0794-10 - Full - Change of use of barn to form 2 dwellings including single-storey extension, demolition of 2 outbuildings and erection of 2 garage blocks - Approved 19 January 2011.

H21-0137-16 - Full - proposed new dwelling - Refused 2 June 2016.

H21-0306-17 - Full - Proposed development (7 dwellings), rear and adjacent Tysdale Farm, Common Way, Tydd St Mary - Refused 30 May 2017.

H21-0504-18 - Full - Erection of two detached houses - Granted 30 November 2018.

H21-1105-19 - Full - Erection of 3 dwellings - Refused 8 January 2020.

H21-0564-20 - Full - Erection of 3 dwellings - re-submission of H21-1105-19 - Refused 6 October 2020.

H21-1013-20 - Full - Erection of 2 dwellings - re-submission of H21-0564-20 - Approved 18 January 2021.

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:

LCC Highway and Lead Local Flood Authority

The details submitted to discharge condition 14 attached to H21-1013-20 are acceptable in accordance with approved drawing SE-1327-1000 dated March 2021.

Planning Considerations

This application relates to conditions 14 of planning approval H21-1013-20.

Condition Details

The conditions detail:

Condition 14

Before the dwellings are brought into use the site entrance, access road and parking areas shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interest of the amenity of future occupiers and also highway safety.

The first 15m of the access road will be constructed with tarmac to highway standards. After the 15m the access road and parking areas will be constructed in gravel. LCC Highways have raised no objections and have confirmed the details are acceptable and Condition 14 can be discharged.

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

The details in relation to this condition (Condition 14) are acceptable and can be discharged.