DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-1275-18**	**Applicant:**	**Mr and Mrs A C Hornsby**
Proposal:	Proposed change of use of agricultural land to paddocks for horses		
Location:	Parsonage Bungalow Parsonage Lane Tydd St Mary		
Terminal Date:	21st February 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG4	Development in the Countryside

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for the proposed change of use of agricultural land to paddocks for horses on land to the rear of Parsonage Bungalow, Parsonage Lane, Tydd St Mary. The proposal is outside of defined settlement limits in the open countryside, and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local

Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. The new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 28 - The Natural Environment;

The proposed paddocks are to be 1.618 hectares in size. Aside from the change of use, the proposal also seeks to provide a vehicular access to the paddocks, by the side of Parsonage Bungalow, through what is currently residential garden land. A 1.2 metre high timber post and rail fence will be installed around the boundary of the paddocks. Stables and tack rooms are not shown on the plans and will be subject to a separate application. Waste is to be stored at the rear of the site, approximately 170 metres from the nearest property and will be used as natural manure on local arable fields. The County Highways & SUDS Officer has no objections to the proposed change of use and new access. The nature of the change of use is such that should agricultural land be required in the future, there will not be a large amount of works required to facilitate this.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from noise, odour or general disturbance. The scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.