DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-0755-22**	**Applicant:**	**Persimmon Homes**
Proposal:	Details of fencing to the edge lanes, final copy of maintenance schedule for areas of publicly accessible open space, Local Equipped Area for Play, landscaping & drainage features and design & position of external boxes, gas flues & soil vent pipes (Conditions 12, 13 & 17 of H22-1249-21)		
Location:	Land North Of High Road Weston Spalding		
Terminal Date:	22nd September 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of fencing to the edge lanes, final copy of maintenance schedule for areas of publicly accessible open space, Local Equipped Area for Play, landscaping & drainage features and design & position of external boxes, gas flues & soil vent pipes (Conditions 12, 13 & 17 of H22-1249-21).

Site Description

As original application, except development has now commenced

Relevant History

As original application.

Consultation Responses

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Planning Considerations

Condition 12 (fencing to edge lanes) - Timber knee rail fencing is proposed for the outer edges of the edge lanes. This will prevent overrunning of vehicles and parking on that side.

Condition 13 (maintenance schedule) - The submitted management and maintenance details appear appropriate.

Condition 17 (domestic accoutrements) - The submitted details relating to domestic accoutrements are acceptable.

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

Taking the above into account, it is considered that Conditions 12, 13 & 17 of H22-1249-21 can be discharged.