

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-1058-25 **Applicant:** P & S Williams
Proposal: Siting of Residential Caravan - Retrospective
Location: Irby House Millgate Whaplode
Terminal Date: 30th January 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
11	Distribution of New Housing
28	The Natural Environment
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2: Achieving Sustainable Development
Section 5: Delivering a Strong Supply of Homes
Section 9: Promoting Sustainable Transport
Section 11: Making Effective Use of Land
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
Section 16: Conserving and Enhancing the Historic Environment

Representations:

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

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	1
RESIDENTS	1	1	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks retrospective approval for the siting of a residential caravan. The application follows from a temporary approval granted on 18 October 2022 which was for two years, and the refusal of an application for its retention on 12 May 2025.

In reference to the aforementioned temporary approval, under H23-0662-22, condition 02 was attached which states:

The static caravan and any ancillary structures shall be removed from the site at or before 2 years from the date of this planning permission and the site restored to its former condition.

The application is supported by a Planning Statement written by the agent and a Personal Statement written by the applicant, which is marked as confidential.

The Planning Statement sets out the history of the site and the site description. It argues that whilst it is understood that the location of the caravan is not in accordance with the local plan, it is only 1 mile from Whaplode and its facilities, that there are already a large number of dwellings that are located outside of development boundaries and the use of the car is an essential need in these rural locations.

It is argued that the site as a whole is brownfield and has had many uses over the years, it was part of a horticultural holding which had a vast amount of glasshouses. The existing site is an employment site for several businesses, and the area is not in the open countryside.

They ask for the personal circumstances of the applicant to be considered and would be content for a personal permission so that 'so that when their occupation ends, the use of the caravan for residential purpose would cease'.

They suggest that the benefits of the proposal and the lack of harm tilt the planning balance in favour of an approval especially on the basis of the personal nature of the permission.

The personal circumstances, in summary, are that the applicants' tenancy of a public house ceased during COVID and they had to find alternative accommodation at a time when they also lost their income. The opportunity to site a caravan here was offered by an acquaintance.

The occupation of the site was only ever seen as 'stop-gap' to enable the applicants to get their life back on track and to accumulate some funds for their next home. The caravan on the site is not a permanent feature and is not convoluted attempt to establish some kind of residential use of the land.

The agent also asks that it be noted that approval was given in 2019 for 2 dwellings close to the site, that there is a lack of flood risk or highway concerns and little impact on amenity. They state that the caravan is well screened from public view and the imposition of conditions can ensure

removal of the caravan to prevent any long term impacts. The Council has the ability to make any permission personal to the applicant and also to add a time limit which would give the applicant some time to find an alternative home.

The Personal Statement reiterates some of the Planning Statement, however in the Personal Statement the applicants state that they had hoped that during the two years that they received approval for they would be able to get back into business and be back in a permanent residence. However, they indicate that they have not been able to do this and their ability to raise income beyond pensions is now limited.

They also argue that approvals for development have been given nearby and that in effect they are in the extended garden of Irby House.

In the personal statement they request approval for another two and then maybe another two years.

Site Description

The application site is part of a former horticultural premises located to the south of a group of building facing Little Lane, in use as commercial premises. A single residential unit, Westgate House, a Grade II listed building, is located to the north-west, with sporadic linear residential development situated to the east, fronting Mill Gate.

The site is accessed via Mill Gate, along an unadopted road past the businesses that now operate along there.

History

H23-0230-25: Siting of a residential caravan (retrospective). Refused for the following reason:

The static residential caravan is located in the countryside, outside a settlement boundary and is not suitably located with particular regard to the development plan's growth strategy and spatial intent, nor has it been demonstrated that the development is necessary in this location or that it meets the sustainable development needs of the area. Moreover, the siting of the development on an open parcel of land detracts from the rural character of the area.

The proposal is therefore contrary to Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019. Policy 1 sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036, development outside the defined settlement boundaries is designated as countryside. Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019, indicate that sustainable considerations should be met in terms of impact on the character and appearance of the area and the relationship to existing development and land uses. These policies reflect guidance in the National Planning Policy Framework, December 2024, Section 2 advises the purpose of the planning system is to contribute to the achievement of sustainable development, and paragraph 187(b) states that planning decisions should recognise the intrinsic character and beauty of the countryside.

H23-0662-22: Siting of static caravan. Approved 18.10.2022.

Planning permission was granted on 18th October 2022 for the retention of a residential static caravan on the application site (reference H23-0662-22). In granting consent, condition 02 was attached which states:

The static caravan and any ancillary structures shall be removed from the site at or before 2 years from the date of this planning permission and the site restored to its former condition.

The reason for the condition is:

The static caravan is of a temporary design and materials of construction and is only permitted to provide short term accommodation to serve the temporary needs of the applicants. The retention of the static caravan beyond this date would be contrary to Local Plan policy and also harmful to the visual amenity and character of the locality by virtue of its temporary nature and the potential for its fabric to become dilapidated.

This Condition is imposed in accordance with Policies 1,2 and 3 of the South East Lincolnshire Local Plan, 2019

- H23-0733-22: Change of use of grassland to paddock for grazing and erection of stables.

Approved 16.09.2022

- H23-0261-21: Temporary siting of static caravan. Refused 18.05.2021

- H23-0260-21: Erection of garden room, play room and store. Refused 09.11.2021

- H23-0370-17: Log cabins and touring caravan site. Refused 13.06.2017

- H23-0742-16: Proposed log cabins and touring caravan site. Refused 26.09.2016.

Consultation Responses

Whaplode Parish Council

Support - No Comment.

Environmental Protection Officer

Due to the siting of the caravan within a designated industrial estate area it will have a reduced level of amenity and be subject to potential noise nuisance. Given the retrospective aspect of the application would recommend permission is only for the current occupants.

No comments regarding land contamination

Conservation Officer

No objection to this application on heritage grounds. While the proposal is located within the setting of the Grade II listed Westgate House and in proximity to other non designated heritage assets, the caravan appears to be positioned far enough away to be largely obscured from view. As such, the proposal is unlikely to cause sufficient harm to the setting of the listed building or the NDHAs to give rise to any concern.

Highway and Lead Local Flood Authority

The proposal is for siting of residential caravan - retrospective. It will not have an unacceptable impact on highway safety.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Environment Agency

Do not wish to make any comment on the application.

South Holland Internal Drainage Board

Advise the proposed development does not meet the threshold for comment.

Councillor Beal

One accepts that it is technically outside of the permitted build area, but it sits within the industrial estate and from the submitted papers is a continuation of temporary permission solely in respect of the couple currently residing there. I would ask that this application be put to the Chairman's Panel for discussion.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance four letters of representation were received from three parties.

In summary the comments are:

Support

The provision of a residential caravan as ancillary accommodation makes efficient use of the existing residential plot meeting policy objectives to optimise land use. It is essential, however, that the ancillary nature of the caravan is maintained, ensuring it remains functionally and physically related to the main dwelling and is not used as a separate, independent unit.

Object

It is agricultural land not brownfield.

Caravan is in a sectioned off area of landscaped agricultural land away from the industrial units.

No evidence of it being zoned industrial.

Issues with the estate are due to lack of previous enforcement.

Personal circumstances argument is weak.

Parish Council's support is questionable.

There have been numerous complaints of music and breeding of cats.

Could they not be allocated a gypsy site.

The caravan is also not suitable residence for an elderly couple.

Multiple places locally that will allow rentals of caravans in the correct established places as well as other parks that allow for other travellers.

Allowing submission of all these applications means years are passing.

This is becoming an unregulated estate making residents lives a misery.

Planning Considerations

The main issues and considerations in this case are:

- Principle of Development and Sustainability
- Impact on the Character and Appearance of the Area
- Impact on Neighbouring Residents and Adjacent Land Users
- Highway Safety and Parking
- Flood Risk Considerations and Surface Water Drainage
- Heritage Considerations
- Biodiversity Net Gain

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Principle of Development and Sustainability

The South East Lincolnshire Local Plan, 2019 (SELLP) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment.

The National Planning Policy Framework (NPPF) December 2024, sets out the Government's planning policies for England and how they should be applied. It advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective and an environmental objective, which are interdependent

and should be pursued in mutually supportive ways.

Policy 1 (Spatial Strategy) of the SELLP sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

The most sustainable locations for development are situated within the 'Sub Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including 'Minor Service Centres' with areas of development constraint comprising 'Other Service Centres and Settlements'.

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres and Minor Service Centres and Other Service Centres and Settlement is designated as countryside.

The application site is not located within a defined settlement boundary and is therefore considered countryside for the purposes of interpreting planning policy. Policy 1 of the SELLP states that in the countryside development will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The National Planning Policy Framework (December 2024), at paragraph 48, confirms planning law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The 5 year housing land supply for South Holland District Council as of 31st March 2025 (June 2025 Update) shows the district council can demonstrate a 5.5 year supply of housing land against the Local Housing Needs as calculated using the Standard Method, as a result the strategic planning policies in the Local Plan are considered up to date. Given that the Council can demonstrate a 5 year housing land supply, it falls for the application proposal to be determined in accordance with the development plan, unless material considerations indicate otherwise.

Planning permission was granted for the static residential caravan on the site in October 2022 on the grounds of the personal circumstances of the applicant. The consent was limited to a two year period which expired on 18th October 2024.

The Planning Statement submitted as part of the current application is outlined above in the application description.

It is noted that the application is approximately 1 mile from Whaplode and also that there are other dwelling sited in the countryside. Nonetheless, current policy directs new development towards existing settlements which this is not.

It is not accepted that the application site is on brownfield land, it neither meets the definition of previously developed land or has the characteristic of such. In this regard, the NPPF, within Annexe 2: Glossary, details that Brownfield Land shall take the definition as described under 'Previously Developed Land'; with Annexe 2 being clear that Previously Developed Land "excludes: land that is or was last occupied by agricultural or forestry buildings".

It is accepted that there is an industrial estate adjacent, but the site projects into open countryside. Indeed the curtilage of the caravan as viewed from the site visit indicates a plot much larger than the site plan suggests.

The Planning Statement asks for the personal circumstances of the applicant to be considered and would be content for a personal permission 'so that when their occupation ends, the use of the caravan for residential purpose would cease'.

The application provides no information that personal circumstances have changed since the previous refusal, and where they have changed from the original grant for a two year approval is that the applicant's expectations of being able to move elsewhere appear to have dwindled. However during the processing of the application further enquiries by officers were made to find out if progress had been made to find alternatives. In response the applicants have confirmed that they have engaged with the Local Authority Housing team and there is potential for an award of monies for other reasons which may assist.

Whilst the personal circumstances of the applicants are acknowledged, and are a material consideration to be taken into account in the planning balance, their situation is not so unusual that it can be seen to be exceptional circumstances. There will be many situations where people's tenancies come to an end, including those where they are tied to a job. Whilst every application must be dealt with on its own merits, such an argument could be repeated and would undermine legitimate planning objectives.

Furthermore, it has not been demonstrated that the development is necessary in this location or that it meets the sustainable development needs of the area, as required by Policy 1 of the SELLP. There is no bus service running close to the site, and given the distance the static caravan is located from the facilities in Whaplode along with the absence of a footpath along the Mill Gate, it is highly likely that the occupants rely on the private vehicle to meet their most basic daily needs.

The static residential caravan is located in countryside outside a settlement boundary and is not suitably located, with particular regard to the development plan's spatial strategy and site accessibility. The development is therefore not supported by the locational principles of the Spatial Strategy as defined in Policy 1 of the SELLP. Consequently, the development is contrary to the district's growth strategy and spatial intent as set out in Policy 1 of the SELLP.

Impact on the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

The National Planning Policy Framework (December 2024) advises, at paragraph 131, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its landscape surroundings.

It is acknowledged that the site is screened from public vantage points, nonetheless the static residential caravan is located within an open parcel of land and the provision of a residential unit in this location along with the associated paraphernalia would erode the rural character of the area. Moreover, the location of static residential caravan does not reflect the existing character of sporadic residential development in the locality which is principally confined to road frontages.

The retention of the residential caravan would detract from the character and appearance of the area and in this regard would be contrary to the provisions of Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) along with paragraph 187(b) of the National Planning Policy Framework (December 2024) which requires planning decisions to recognise the intrinsic character

and beauty of the countryside.

Impact on Neighbouring Residents and Adjacent Land Users

The Framework advises, at paragraph 135, development should create places with a high standard of amenity for existing and future users.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The static caravan is set back from the highway and is located sufficient distance from surrounding residential property and commercial premises for there to be no adverse effect on amenity in terms of creating an overbearing or enclosing impact, or loss of light. Whilst the concerns raised by local residents are acknowledged any noise and disturbance created from the site or nearby commercial premises are matters beyond the consideration of this application.

The proposal therefore accords with the provisions of the National Planning Policy Framework (December 2024) and Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Highway Safety and Parking

Paragraph 116 of the National Planning Policy Framework (December 2024) advises that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, considering all reasonable future scenarios.

Policy 2 of the Local Plan states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards required for development proposals.

The conclusion of the previous application was that the development accorded with the local plan and NPPF in that there are sufficient parking and turning facilities and that the development would not have an unacceptable impact on highway safety given that vehicular access exists to the site with good visibility onto the public highway.

These conclusions are a material consideration in the determination of this application.

However, these conclusions do not address whether the access to the site is a suitable access for residential purposes. There is no direct access from the site to the public highway, meaning that residents have to pass through the land occupied by others. It is accepted that all the land is within the ownership of one person, but there are different businesses occupying the industrial premises that the access serves. The access is long, single width, private, unlit, without walkways and is where industrial uses operate and park. Such an access is not suitable for a residential property to be used by householders and their visitors (such as postmen, delivery drivers etc) to pass over by car, bicycle or on foot. Such an access would not be considered safe or appropriate for a new development and there is no reason why such standards should be relaxed in this instance.

Flood Risk Considerations and Surface Water Drainage

Paragraph 170 of the National Planning Policy Framework (December 2024) advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Further stating, where development is necessary in such areas the development should be made safe for its lifetime without increasing flood risk elsewhere.

The site is within Flood Zone 1, defined by the Environment Agency Flood Map, having the lowest risk of flooding. In addition, the hazard mapping within the South East Lincolnshire Flood Risk Assessment indicates that the site is within an area categorised as no hazard if a breach of the flood defence were to occur. The caravan is fixed on an existing base and therefore would not increase surface water flood risk.

The proposal will therefore be made safe for the lifetime of the development and not increase the risk of flooding elsewhere, and accords with Policies 2, 3 and 4 of the South East Lincolnshire Local

Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

Heritage Considerations

The National Planning Policy Framework (December 2024), at paragraph 202, advises heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Further stating, at paragraph 212, "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."

Policy 29 of the South East Lincolnshire Local Plan (2019) advises that to respect the historic legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals are required to conserve and enhance the character and appearance of designated and non-designated heritage assets.

Westgate House, located to the north-west of the application site, situated adjacent to Little Lane, is a Grade II listed building. The static residential caravan is stationed sufficient distance from this building to ensure it does not affect the setting of this heritage asset, the Council's Conservation Officer also raises no objection to the development.

In this regard the development accords with the provisions within the National Planning Policy Framework (December 2024) which seeks to conserve and enhance the historic environment, and also accords with Policy 29 of the South East Lincolnshire Local Plan (2019) which requires development proposals to conserve and enhance the character and appearance of designated heritage assets.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is required under a statutory framework introduced under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

For applications that are submitted prior to the introduction of this requirement, the development would exempt from the mandatory 10% requirement and as such, the Biodiversity Gain Condition would not apply.

A BNG Exemption Statement has been submitted as part of the application which states the caravan has been in place for several years and the development has a zero baseline.

It is acknowledged that the static unit has been in place for a number of years, and that as it is sited on a concrete base it will not impact on onsite linear habitat and impacts less than 25 square metres of onsite habitat that has biodiversity value less than zero.

The development therefore meets the requirements of exempt development and is not required to provide mandatory Biodiversity Net Gain.

Planning Balance

The static residential caravan is located in countryside outside a settlement boundary and therefore the retention of the structure on the site would be contrary to the district's growth strategy and spatial intent. Moreover, the siting of the residential unit on an open parcel of land erodes the rural character of the area and does not reflect the existing residential character of the locality, causing

visual detriment to the character of the area. These material considerations are afforded significant weight.

The personal circumstances of the applicants' are acknowledged as is the social benefit in providing a residential unit to meet their needs; however, planning permission is granted for the use of the land and for the reasons stated above only limited weight is given to this consideration.

There will be no adverse impact on residential amenity, or flood risk, to which moderate weight is attached. Whilst there would be no adverse impact on the existing highway network, the access to the site is substandard and unsafe.

The material factors afforded limited and moderate weight in favour of the development are significantly and substantially outweighed by the principle of providing a static residential caravan beyond a defined settlement boundary and the effect of the proposal on the character of the area.

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 considerations into account the proposal is considered to be contrary to Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, along with the identified sections contained within the National Planning Policy Framework, December 2024.

There are no material considerations that indicate the decision should be made other than in

accordance with the development plan.

Recommendation

Based on the assessment details above, it is recommended that the proposal should be refused under Delegated Authority.