

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H02-1020-19	Applicant:	Woodgate Developments Ltd
Proposal:	Erection of 3 dwellings and associated works (Plots 8, 9 and 10) Outline approval H02-0405-17		
Location:	Former South View Primary School Albion Street Crowland		
Terminal Date:	17th January 2020		

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
17	Providing a Mix of Housing
18	Affordable Housing
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 5 - Delivering a sufficient supply of homes
 Section 12 - Achieving well-designed places
 Section 16 - Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This site has outline permission for up to 22 dwellings (ref. H02-0405-17). Reserved matters approval was previously granted under application ref. H02-0448-18 in August 2018.

This application is seeking permission to relocate plots 8-10 from the north to the south of the site to enable to extent of adoptable road to be reduced. The house type schedule would remain the same as previously approved. There would be an increase of 2 parking spaces from previous to allow for 2 spaces per 1-bed unit. The garden of plot 7 would be enlarged as a result.

Site Description

With the former primary school having been demolished, the site is now vacant with areas of hard standing and several mature trees around the perimeter of the site, including a hedgerow along the eastern boundary. The site has become considerable overgrown since the demolition of the building.

There are bungalows to the west on the opposite side of Albion Street as well as some detached dwellings on the same side as the site. Terraced properties run all along the eastern side of Reform Street. There is a mix of bungalows and two storey dwellings on Broadway.

The site borders the Crowland Conservation Area on two sides at the northern part of the site along Reform Street.

History

H02-0448-18 - Reserved Matters application for the erection of 22 dwellings (approved 22nd August 2018).

H02-1182-18 - Details of surface water drainage scheme and scheme to deal with contamination (Conditions 8 and 9 of H02-0405-17) (approved July 2019).

H02-0405-17 - Outline application for residential development - erection of up to 22 dwellings (approved 16th August 2017) - Condition 4 of this outline application requires a minimum of 15 of the total residential units on site to be Starter Homes to meet local needs.

Consultation Responses

Crowland Parish Council - Pleased to see the development going ahead and would welcome the developers tidying up the site, in particular the area adjoining Reform Street where it is very badly overgrown.

LCC Highways/SUDS - No objection.

North Level IDB - Objections with regard to surface water drainage.

Planning Considerations

The key issue for consideration in respect of this application is whether the proposed relocation of plots 8-10 from the north to the south of the site would be acceptable.

The relocation of these plots would result in some of the open space from the south being relocated at the north-east of the site. This would actually represent an improvement in terms of impact on the historic environment as it is the northern boundary which adjoins the Crowland Conservation Area. Less dense development on this part of the site would be viewed favourably and it would provide the opportunity to relocate the fencing away from the boundary with Reform Street, thus improving

the street scene.

In terms of residential amenity, there have been no resident objections and it is not considered that there would be a material adverse impact. There would be approx. 16m between the rear elevations of plots 8 and 9 and no. 38 Broadway. This is less than would typically be expected (21m+) but the site is in a central location within Crowland and the separation distances between 4 West Street and properties fronting onto Albion Street and Reform Street are similar or less. Furthermore, there are instances of properties with approx. 12m separation distance rear to rear within the site itself that have already been approved.

The Highways Authority has no objection to the proposed alteration to the road.

2 vehicle parking spaces would be provided for each dwelling in accordance with Policy 36 of the Local Plan.

Drainage is not a reserved matter and so should be considered separately from this application.

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

Given the above, the proposal is considered to be in accordance with Policies 2, 3, 29 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.