

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0807-18 **Applicant:** A E Goodacre & Son Ltd

Proposal: Proposed residential development - up to 8 dwellings (including access)

Location: Church Street Donington Spalding

Terminal Date: 5th November 2018

Planning Policies

Local Plan July 2016:

HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)
EC3	Existing Employment Areas/Premises
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG7	Energy Efficiency
SG11	Sustainable Urban Drainage Systems (SUDS)
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0

WARD MEMBER	1	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	3
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

The site is approximately 0.34ha and sits at the junction of Church Street and the A52, and forms a visually prominent entry point to the village. The site is currently in commercial use, of a van sales firm and an asbestos removal company office.

The site immediately adjoins the Donington conservation area and nearby are the listed buildings of the Church of St Mary and the Holy Rood (Grade I).

This outline application proposes the redevelopment of the site to provide up to 8 dwellings, with access from Church Street. The application is supported by an indicative plan, and a Design and Access Statement that includes a Heritage Impact Assessment

History of site

None relevant

Consultation responses

Parish Council

Donington Parish Council have concerns for the entrance to the development being so close to a very busy 'A' road, with Church Street being one of the main entrance and egress for the village.

LCC Highways and SUDS

In principle the proposal would seem acceptable, an in order to support the application of reserved matters that application shall show the detailed arrangement of the new access to show visibility splays, carriageway width and radii arrangements within the site, to enable vehicles (fire tender, delivery truck and visitors) to turn, so that they can enter and leave in a forward gear in accordance with Manual for Streets. The design parameters for roads serving 10 or less properties can remain private, however must be designed and constructed to a suitable standard the LCC would adopt.

Also ask the applicant to consider a storage area close to the kerb side collection of waste, a refuse trucks will not enter a private drive. Additionally, further consideration needs to be given for suitable proviso in where 2 spaces for a dwelling with three or less bedrooms and 3 spaces for dwellings with four or more bedrooms are proposed.

As the development is not a major development there is no SUDS requirement, but LCC would need to be satisfied that a suitable system could be provided for managing surface water dispersal.

LCC Archaeology

LCC Historic Environment Officer

We agree with the conclusions of the Heritage Impact Assessment that appropriate residential development on this site has the potential to enhance the adjacent Donington Conservation Area, and to make a positive contribution to the setting of the Grade I Listed Church of St Mary & the Holy Rood, and nearby non-designated heritage assets such as the former Sunday School (now Church Hall). This would of course be subject to sensitive design proposals at reserved matters stage. To this end, we recommend consideration be given to the retention of the existing estate railings along the frontage.

This office was consulted at pre-application stage and we would like to reiterate our earlier advice regarding the impact on below ground archaeology.

The proposed development is located less than 100 m from Donington's medieval parish church on the historic main road from Boston, so it is quite possible that this site was developed in the medieval or earlier Saxon period, evidence of which may survive here. The early development of Donington is not fully understood, but as shown by settlements such as nearby Quadring, it is common for there to be a movement away from an early centre around the church because of the pull of other factors, in this case potentially the focus trade around the Market Place at the junction of routes between Boston, Spalding and Grantham. It should also be noted that the 1905 OS Map shows buildings opposite the site on Church Street before the realignment of the road and the creation of the A52 bypass, suggesting settlement once existed in this area. It can also be noted that a range of artefacts of Roman, Anglo Saxon and medieval date have been uncovered east of the site.

Because of the potential for archaeological evidence to survive within the site that could shed light on the early development of Donington, it is recommended that more information be required from the developer, in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application.

This evaluation should consist of trial trenching, focused on areas of existing open space within the site that have not been disturbed by more recent development.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." National Planning Policy Framework revised July 2018, section 16, paragraph 189.

Please ask the developer to contact this office and we will prepare a brief for the works.

No objection subject to conditions

Anglian Water.

Suggest informatives

Black Sluice IDB.

Recommend that the existing ground level of the site should not be raised above the level of the level of any surrounding land unless measures are taken to prevent possible flooding or waterlogging of any neighbouring land or properties.

Historic England

Do not wish to offer comments

SHDC Heritage Officer

No objection. The critical matter will be to ensure the Reserved Matters are of an appropriate quality and that sympathetic and high quality materials are used in any construction of new buildings on this site.

SHDC Environmental Health - request the full contaminated land condition at this location.

SHDC Cllr King - "the access to this development would either be right onto the A52 or onto Church Street where there is parking both sides of the road, highways had an issue with two house that were built further down Church Street and insisted that a turntable was installed to allow cars to exit onto church street safely. Church Street is a well used road for children going from Northorpe to and from both the schools in Donington and people using the church hall. Equally when the church hall or the church have events church street gets very congested."

Cllr S Wray - "I have concerns that the entrance to the site on Church St, is very close to the A52 a very busy main road."

Public Responses

Objections received from 2 individuals, raising the following matters

Highway safety and relationships to existing accesses

Layout plan show buildings too close the highway, at would block visibility

Suggest that the current access is not big enough for two vehicles to pass side by side as expected on a standard residential road, let alone a footpath on either side. This would therefore mean that the access would need to be extended, pushing the access area even closer to the A52.

Material Planning Considerations

Redevelopment of the land for housing and the existing businesses on the site

The principle of the redevelopment of this land for residential use is to be considered in the context of the national and local policies regarding the provision of housing, however consideration is also to be made of the desire to retain local businesses.

Specifically, consideration of Policy HS4

Residential development will be permitted on suitable sites within Spalding and the Area Centres, where the following criteria are satisfied:

- 1) The site is within the defined settlement limits, as shown on the proposals map; and*
- 2) The site constitutes brownfield land, unless it can be demonstrated that no suitable brownfield sites are genuinely available.*

Policy EC3

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

Exceptionally, the redevelopment and/or change of use to non employment uses will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

This site is at an important entrance to Donington, and sits on the corner of the busy road of the A52 and Church Road. At present the land is largely open with two small businesses located partially within buildings, with a significant area put to parking.

With regard to the employment currently on the site, the owners have stated that 5 people currently work on the site in two businesses. One of the business owners lives in Donington and one in Quadring, and both have confirmed that they will retain their respective businesses in the immediate locality upon the redevelopment of the site.

Preservation or enhancement of the character and appearance of the conservation area and the setting of Listed Buildings

It is considered on balance that given the location of the site on this prominent corner, adjoining the Donington conservation area and near to the listed buildings of the Church of St Mary and the Holy Rood (Grade I), the redevelopment of the site for a sensitive and well designed residential development would be a considerable visual improvement to the area and has the opportunity to provide an attractive entrance to the village.

In addition a well designed development would remove an underused and visually bland appearance and could enhance the character and/or appearance of the nearby conservation area and enhance the setting of the listed buildings.

Highway Safety

The application has been amended during the consideration of the scheme to fix the access point to that existing, rather than any potential for access closer to the junction of, or on to the A52.

The location of the access has been carefully considered. There is also the fall back position that the land could be used for the established commercial uses and could generate considerably more traffic to and from the site if the site were operated differently. The Council has no control over the use and hours of operation of vehicles on or around the site.

LCC Highways officer raises no objection to this development subject to conditions to ensure the details of access are fully detailed and considered at reserved matters stage.

Contaminated Land

As the site has been in commercial use the Council's Environmental Health Officer has recommended a condition to deal with any potential contamination on the site.

Conclusions

For the reasons discussed above, it is considered that the redevelopment of this land for up to 8 dwellings is acceptable in principle and the loss of a small employment site would be acceptable in this instance. A sensitive development of the land would enhance the entrance to the village as well as the character and/or appearance of the nearby conservation area and serve to enhance the setting of the listed buildings.

Materials and other detailing will be of critical importance for this development and conditions have been suggested to control these matters.

A properly designed access arrangement could be achieved without compromising highway and pedestrian safety.