DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0425-21**	**Applicant:**	**MedicX Properties V Ltd.**
Proposal:	Extension to car park to provide 13 number extra spaces		
Location:	Gosberton Medical Centre Low Gate Gosberton		
Terminal Date:	16th June 2021		

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 6 and 12

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought to extend the car park towards the south-west to provide 13 number extra spaces.

Site Description

The site is within the defined settlement limit of Gosberton. The site is a Medical Centre with parking to the front and side of the building. There are residential dwelling to the suth, south-east and west of the site and open countryside to the north.

Relevant Planning History

H08-0414-08 - Medical Centre with associated car park - Approved 15/06/07.

Consultation Responses

Gosberton Parish Council
No comments.

Cllr S C Walsh
Commented in support of the proposed scheme and considers this as an essential part to the expansion of rooms within the Medical Centre to be able to accommodate more clinical staff to meet the increasing need for GP services within the overall Ward area.

Environmental Protection
No comments or objections.

LCC Highways/SUDs
The County Council as Local Highway and Lead Local Flood Authority does not wish to restrict the grant of permission. The use of filter strips around the edges of the proposed car parking area, to manage surface water run-off, as proposed in the submitted Flood Risk Assessment and Drainage Strategy, is acceptable as it follows Sustainable Drainage principles. However, it is suggested that surface water run-off should be directed inwards, into the site, rather than towards the site's boundary of the adjacent farmland, where it could increase surface water flood risk to that farmland.

Planning Considerations

Character/Appearance

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and 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.

Likewise, Policy 2 of SELLP, 2019 goes on to say that considerations shall be met about size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. In this regard, Policy 3 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed scheme would result in additional hard surfacing on the site, however, this is not considered to significantly or unacceptably impact the overall character of the area. In addition the fact there would be soft landscaping around the proposed hard surfaced area and given the site abuts the open countryside the proposed development is not considered to be overly prominent or unacceptable in the street scene.

As such the development would accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Amenity

There are no residential properties immediately adjacent to the proposed parking area and no new activities of noise disturbance is considered to result from the proposed development. As such the development is not considered to result in any unacceptable impact on neighbouring amenity and would satisfactorily accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Highway Safety

The Local Highway Authority has not raised any objections to the proposed scheme. The proposed additional parking would improve the parking situation at the site. The layout of the parking/turning spaces are considered acceptable. As such there are no concerns in terms of highway safety and the scheme is considered to accord with Policy 36 of the SELL (2019).

Drainage
The Lead Local Flood Authority has not raised any objections to the scheme. The use of filter strips around the edges of the proposed car parking area, to manage surface water run-off, as proposed in the submitted Flood Risk Assessment and Drainage Strategy, are considered acceptable as it follows Sustainable Drainage principles. However, it has been suggested that surface water run-off should be directed inwards, into the site, rather than towards the site's boundary of the adjacent farmland, where it could increase surface water flood risk to that farmland. This can be secured via a condition.

Planning Balance

In light of the above considerations the proposal
The planning balance is in favour of the proposal and is considered to be in accordance with Policies 1, 2, 3, 30 and 36 of the South East Lincolnshire Local Plan, 2019, as well as Sections 2, 4, 6 and 12 of the National Planning Policy Framework, 2019.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3, 4 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 2, 4, 6 and 12 of the National Planning Policy Framework (2019).

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.

Recommendation

That the application be approved under delegated powers.