DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0776-19**	**Applicant:**	**Discount Motors**
Proposal:	Proposed new vehicle MOT, service, valet and sales facility (including associated demolitions and external works)		
Location:	17 High Street Gosberton Spalding		
Terminal Date:	10th October 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution

National Guidance

National Planning Policy Framework 2019

Sections 6 - Building a strong, competitive economy
Section 12 - Achieving well-designed places

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

RESIDENTS	1	6	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application for a proposed new vehicle MOT, service, valet and sales facility (including associated demolitions and external works) at 17 High Street, Gosberton. The proposal seeks to demolish all existing buildings on site, with the curtilage boundaries to be bordered by 1.8 metre high close boarded fencing.

A MOT and Service Building measuring 12 metres in depth, approximately 20 metres in width and a maximum height of 5.78 metres will be sited. A small office will be attached to the front of this building, measuring 5.15 metres in depth and 4.5 metres in width. A detached building measuring 9.8 metres in depth, 3.1 metres in width and maximum height of 2.6 metres is to form the Sales Office Portacabin. Adjacent to the frontage at the south east corner of the site a vehicle valet building will be located measuring 11 metres in width, 8 metres in depth and 4 metres in height. All buildings are to be constructed from coated steel cladding.

The proposed hours of operation for car sales and valet buildings will be 09:00 - 18:00 Monday to Friday, 10:00 - 16:00 on Saturdays and 10:00 - 16:00 on Sundays/Bank Holidays. The hours of operation for the MOT and service building will be 09:00 - 18:00 Monday to Friday and 10:00 - 16:00 on Saturday. This building will be closed on Sundays/Bank Holidays.

The proposed valet building will solely be for the full valet preparation and finishing of cars serviced and cars for sale. It will not be available for public use.

Site Description

The existing site currently contains three buildings for motor sales in various states of repair. Open fields are located to the north (rear) of the site, with a childrens nursery to the west and 11 High Street to the east beyond a wide agricultural vehicle access point.

History

H08-0725-79

Full - Use of land for siting of caravan - Temporary one year permission - 12 September 1979

H08-0178-82

Full - Continuation of use of land for siting of mobile home - Temporary five year permission - 04 May 1982.

H08-1292-88

Full - Retention of mobile home for a further 5 years - Temporary five year permission - 13 October 1988.

Consultation Responses

Gosberton Parish Council Comments regarding -

Highway Safety and Parking Provision

LCC Highways & SUDS Officer

No objection

LCC Historic Environment Officer

No objection

Anglian Water

No objection. Drainage advice given.

SHDC Environmental Health Technician

No objection

Members of the public - 7 (1 objection / 6 support)

Objection:
- Generation of additional traffic

Support:
- Improvement to the area and local economy
- Removal of existing eyesore
- New vehicular facilities for the local residents
- Will reduce traffic by offering a variety of services that reduces the need to travel.
- Reducing on street parking by more parking being provided on site.

Planning Considerations

- Traffic levels
- Parking
- Removal of an eyesore
- Supporting local economy

Traffic

The proposal is not considered to increase traffic as the proposed works provide a greater level of service, and therefore reduce the need for long journeys to adjacent settlements by local residents.

Parking

A greater level of on site parking is provided, so on street parking should be reduced. The County Highways Officer has no expressed any traffic or parking concerns.

Removal of an eyesore

The proposed works are considered to be a substantial improvement to the visual amenity of the site and wider area.

Supporting the local economy

This application will ensure that local money is kept in the local economy and not spent in other settlements or outside the district.

Conclusion

This application is considered to be in accordance with Policy 7 of the SELLP, 2019 or Section 6 which support building a strong, competitive economy. There is not considered to be any harm to the amenity of nearby business or residences by the proposed operation.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.