DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-1286-21**	**Applicant:**	**Nexus Group**
Proposal:	Erection of two new lighting columns and modifications to two other lighting columns to allow illumination of previously approved car park (H08-0425-21)		
Location:	Gosberton Medical Centre Low Gate Gosberton		
Terminal Date:	10th February 2022		

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 2021

Sections 2, 4, 6 and 12

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	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.

The extended parking area has previously been approved and the only difference to the previously approved scheme is the relocation of two existing lighting columns and the addition of two new lighting columns.

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 south, south-east and west of the site and open countryside to the north.

Relevant Planning History

H08-0724-21 - Details of surface water drainage & foul and surface water disposal (Conditions 3 & 4 of H08-0475-21) - Approved

H08-0425-21 - Extension to car park to provide 13 number extra spaces - Approved

H08-0414-08 - Medical Centre with associated car park - Approved

Consultation Responses

No representation received.

Planning Considerations

Character/Appearance

Paragraph 130 of National Planning Policy Framework (NPPF), 2021 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 results in a very minor change to the site. The two existing lighting columns would be removed and two new lighting columns erected. The changes are considered very minor and would not 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 and the NPPF.

Amenity

There are no residential properties immediately adjacent to the proposed parking area and the lighting columns. The two new lighting columns would face inwards and would be sited a significant distance from the nearest residential properties to the south and west of the site.

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 commented on the current scheme and did not raise any objections to the previously approved 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 commented on the current scheme but on the previously approved scheme it 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. These details have now been submitted and approved.

Planning Balance

The proposal would not unacceptably impact the overall character of the area, impact neighbouring amenity or result in highway/drainage issues.

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 (2021).

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.