

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0076-19 **Applicant:** Mr J Elstone

Proposal: Conversion of ground floor of former bank (A2) to A1 retail use and 2 flats (C3)

Location: 8 High Street Holbeach Spalding

Terminal Date: 21st March 2019

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
24	The Retail Hierarchy
26	Primary Shopping Frontages
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 7, 9, 12, 14 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	2	0	0
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	1	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought to convert the ground floor of a former Bank (Barclays) to retail (Class A1) plus 2 flats at the rear.

Policies/Constraints

Inside Holbeach Settlement Limit as defined in the South East Lincolnshire Local Plan, 2019. The building is within Holbeach Primary Shopping Area.

The site is inside Holbeach Conservation area. All Saints' Church (grade I listed) is situated to the west on the opposite side of Church Walk.

Representations

Cllr F Biggadike - Would prefer to see conversion to a shop in this area. Realistically with the decline of all High Streets this is unlikely ever to happen and so a flat appears to be the only alternative. There appears to be ample room for outside storage of refuse, so I would like to see an identified area for the collection of same in this high density area of flats in the centre of Holbeach, preferably not in the High Street, should permission be granted.

Cllr. T Carter - Supported. A positive development for the town after quite a long vacancy. Good to see a part commercial usage as well as residential accommodation. Adequate provision should be made for refuse to avoid issues of early presentation and fly tipping.

Conservation Officer - Acceptable in heritage terms so long as the materials are high quality to reflect the sensitive location next to the Church. Plans are rather schematic.

Public - Objection received from resident (summarised):

Leaseholder with full access rights to the garden. Plans represent a change to lease agreement and quality of life; Revised plans show entrance to flat 2 in a very narrow part of the garden, shielded by a fire escape. Access would involve removal of greenhouse to give safe access; Prevent access to end of garden; 2 new windows proposed which overlook a private and secure garden. Direct entrance to the new flats will also leave the garden area unsecured and no longer secluded; is the shop really needed - many empty shops in town.

Material Considerations

The main issues are:

- Principle;
- Character and amenity, including the effect of the development upon the setting of All Saints' Church;
- Highway safety.
- Other material considerations such as flood risk.

Principle

The building presently has a Class A2 use (Financial and Professional Services) and is situated within Holbeach Primary Shopping Area. It is proposed to change the use of the front of the building to Class A1 (Retail), with residential at the rear. It is considered that the proposal satisfactorily complies with Policy 24 of the SELLP. It indicates that in the District Centre of Holbeach, town centre uses will be permitted where they, on their own or cumulatively with other permitted development, will generate no significant harm upon the vitality and viability of that centre or any other centre within the hierarchy.

The site is inside Holbeach Settlement Limit as defined in the SELLP, 2019. Policy 2 indicates that within the settlement boundaries of the Main Service Centres, including Holbeach, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Character and Amenity

The site is inside Holbeach Conservation area. All Saints' Church (grade I listed) is situated to the

west on the opposite side of Church Walk. The only external alterations proposed are at the rear and also the eastern elevation. The principal northern (front) and western elevations would remain unchanged. It is considered that the proposal would not have a harmful affect upon the character/appearance of the conservation area or the setting of All Saints' Church. This is subject to further details in respect of the new windows and doors.

From an amenity point of view, the proposal includes new or alteration of existing openings on the southern and eastern elevations, including a new door within the latter. Concerns have been raised by nearby residents for reasons outlined earlier in the report. Whilst the matters raised are largely planning considerations they are not considered to be sufficient as to outweigh factors in favour of the scheme. With a development of this nature a shared communal area is normally expected. The issues raised relating to legal agreements are a separate civil matter.

A refuge storage area has been provided within the rear garden.

Highway Safety

Some on-site parking facilities are available. Notwithstanding this fact, the site is in a town centre location within an area where public parking facilities are available.

Flood Risk

The site is within Flood Zone 1 within the Environment Agency Maps and within an area of no hazard within the SHDC Strategic Flood Risk Assessment. The proposal therefore satisfies the sequential test.

Conclusion

The proposal would provide an additional retail unit within Holbeach's Primary Shopping Area and also additional residential accommodation. It would not harm the viability/vitality of the town centre, or the character/appearance of Holbeach Conservation Area and the setting of All Saints' Church. The concerns of nearby residents have been taken into consideration but are not considered to be sufficient as to outweigh factors in favour of the scheme.