

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0081-21 **Applicant:** Lincolnshire Police Headquarters

Proposal: Refurbishment of police station, replace existing portacabins with single storey extensions and re-surface car park

Location: Holbeach Police Station Edinburgh Walk Holbeach

Terminal Date: 23rd March 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
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 12 and 14.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought to refurbish the existing police station, including replacement of existing portacabins with single storey extensions and re-surfacing of the car park.

Site Description

The site is located on the corner of Fleet Street and Edinburgh Walk and is currently occupied by a modern flat roofed building, plus a portacabin. Residential properties are located to the north (nos. 1 and 3 Edinburgh Walk) and also to the west (no. 39 Fleet Street).

Planning History

No recent history.

Representations

Holbeach Parish Council

No response.

LCC Highways

Does not wish to restrict the grant of permission.

Environmental Protection

No objection

Public

No response.

Information from Applicant (Statement of Need)

In October 2020 Lincolnshire Police partially relocated their police response teams from Spalding to Holbeach Police Station to spread resources more evenly across the district and to ensure a faster response time for 999 and 101 calls in the town and surrounding areas.

This move has improved response time to incidents, developed a closer working relationship with local neighbourhood officers and improved knowledge of the local area. However, the building fabric of the facility, particularly the portacabin extensions, is in a poor condition and is no longer fit for purpose.

Lincolnshire Police intend to undertake refurbishments and replacement building works to improve the building and meet the requirements of Building Regulations. The layout and build quality of the facility will be vastly improved to provide a better working environment for its staff and visitors. This will enable the police service to continue to operate with efficiency and effectiveness into the future.

Planning Considerations

The main issues in this case are:

- Principle;
- Character/appearance;
- Impact upon nearby residents;
- Highway issues.

Principle/Policy

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material

considerations indicate otherwise.

The site is inside Holbeach Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within 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 to meet the service needs of other local communities.

Paragraph 92 of the National Planning Policy Framework, 2019, indicates that planning policies and decisions should plan positively for community facilities to enhance the sustainability of communities.

In this case the proposal would help retain and sustain the existing police station within Holbeach (see Statement of Need). The proposal is in accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework and should therefore be supported in principle.

Character/Appearance

The existing building is of contemporary design (circa 1960's) with a flat roof. It is constructed in brown brickwork with some white rendered elements. The proposed extensions would have a flat roof to match. The whole of the exterior would be rendered in a combination of pastel blue, white and grey. Door frames would be dark grey aluminium and window frames dark grey uPVC.

Existing properties within the general vicinity are a general mix in terms of external materials, including red, brown and buff brickwork and white/cream and grey render. An existing portacabin on site would be removed. It is considered that the proposal would not materially harm the existing character or appearance of the locality.

The proposal is therefore in accordance with Policies 2 and 3 of South East Lincolnshire Local Plan, 2019 in this respect.

Residential Amenity

Residential properties are located to the north (nos. 1 and 3 Edinburgh Walk) and also to the west (no. 39 Fleet Street).

The new extension on the southern elevation of the building would have a single window (PCSO Office) on the western elevation facing a blank gable of the neighbouring dwelling. The new extension at the rear would have no additional windows facing west, plus there is existing walling/fencing on the common boundary. A small outdoor seating area is proposed at the rear, but this area could presently be used for a similar purpose in any case.

It is considered that the amenity of neighbouring residents would not be harmed to a significantly greater degree in terms of overlooking, lack of privacy, overshadowing, overbearing effect or noise and disturbance. It is therefore in accordance with Policies 2 and 3 of South East Lincolnshire Local Plan, 2019 in this respect.

Highway Safety

This proposal retains adequate parking spaces on site, and involves the widening of the existing dropped kerb access and resurfacing of the car park. LCC Highways have indicated that highway safety would not be affected by this proposal and have therefore raised no objections.

The proposal is in accordance with Policies 2, 3 and 36 of South East Lincolnshire Local Plan, 2019 in this respect.

Flood Risk/Drainage

In terms of flood risk, the site is within Flood Zone 3 on the Environment Agency Maps. However, it is within an area of no risk within the South East Lincolnshire Strategic Flood Risk Assessment. Moreover, the proposal is solely an extension and the FRA indicates. In accordance with Paragraph 164 of the Framework it should not therefore be subject to sequential or exceptions tests. The FRA indicates that floor levels would be no lower than existing.

Foul water would be disposed of to the mains sewer and surface water to soakaways, as at present. The latter would manage sustainably the surface water runoff coming from the proposed extension. In doing so, the design of the development is appropriately resilient to the effects of flood risk and overall climate change indicated within Policy 4 of SELLP.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposal would help retain and sustain the existing police station within Holbeach. There are no material objections on grounds of character/appearance or impact upon nearby residents. LCC Highways has raised no objections on highway safety grounds. The proposal therefore satisfactorily complies with Policies 1, 2, 3 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPPF), 2019.

There are no matters that outweigh factors in favour of the scheme.

Conclusion

The planning balance lies in favour of the proposal.

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.