DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0182-22**	**Applicant:**	**Holbeach United Community Sports Academy**

Proposal: Extension of car parking on site - retrospective

Location: Holbeach United Community Sports Kings Academy Highbury Drive

Terminal Date: 12th April 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

Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS				

	1	1	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought (retrospectively) for the extension of the existing car parking area on site at Holbeach United Community Sports Academy, Penny Hill Road, Holbeach. The car park was extended across August and September 2021 and is a continuation of the existing gravelled surface. Whilst individual parking spaces are not marked out due to the nature of the surface, the application form indicates an additional 40 spaces have been created, taking the total on site to 99.

Site Description

The car park is located at the northern end of the wider site currently occupied by Holbeach United Community Sports Academy on the eastern side of Penny Hill Road. To the south of the car park are grassed pitches bounded by drains to the south and east, and there is the club building to the west. To the north are relatively recently built residential dwellings. To the east and west are open agricultural fields.

Relevant History

H09-1184-21 - Full - Proposed 3G football turf pitch, fencing & entrance gates, pitch barriers & entrance gates, storage container, floodlights, amenity lighting and hardstanding areas for pedestrian access & circulation, portable goals storage and vehicular access (undecided)

H09-0789-11 - Full - Erection of 26 affordable houses, 4 market houses, sports pavillion and grass football pitches along with associated car parking (approved March 2014)

Consultation Responses

Holbeach Parish Council - No objection.

Cllr Worth - I am pleased to see the applicant has listened to residential concerns about parking, so that when there are games on people don't park their cars in front of residential properties or on Pennyhill Road.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

SHDC Environmental Protection Officer - No objection.

South Holland IDB - Provides standard advice regarding consents that may be required to be sought should the proposal change.

Public (1 objection and 1 comment in support received, summarised) -
- Parking in front of residential properties adjacent is still a problem despite the car park being enlarged
- Parking and organisation of vehicles in the existing car park is poor and might be improved by marking spaces out or a car part attendant being employed
- Double yellow lines could deter people from parking on adjacent road

Planning Considerations

Principle of Development

The development is intended to support an existing established popular sports facility and there are no objections in principle to the increase in dedicated parking provision.

Character/Appearance

Paragraph 130 of the 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 the 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 existing car park has been extended by approximately 25m in a north-easterly direction, is a similar depth to the original and the same materials have been used (gravel). The green v-mesh security fencing has also been continued around the extended area. Given that the new fencing is the same height as that originally constructed, the materials are in keeping with the remainder of the car park, and a grassed area still remains to the east/north-east, the works that have been undertaken are not considered to significantly or unacceptably impact the overall character of the area.

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

Amenity

There are residential properties to the north of the car park on the opposite side of Highbury Drive. The Council has been made aware that there are ongoing issues with users/parents of the Academy parking in front of properties on that road (even when space is available in the car park) and officers are currently exploring how this matter might best be managed/addressed through application ref. H09-1184-21. The increase in the size of the car park in and of itself is unlikely to have resulted in an increase in the number of vehicles accessing the site, rather it would site usage in general, and thus no additional noise impact from vehicles has likely been created.

In the context of this, the works undertaken are considered to satisfactorily accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in amenity terms.

Highway Safety and Parking

The Local Highway Authority has not raised any objections and the additional parking should, in theory, improve the parking situation at the site. As referenced above, officers are currently exploring how the matter of the continuous on-street parking in preference to parking in the car park might best be managed/addressed through application ref. H09-1184-21.

As such the development satisfactorily accords with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019.

Drainage

The Lead Local Flood Authority and South Holland IDB have not raised any objections to the scheme. The gravel surface is permeable, thus is capable of allowing surface water run-off to filter through.

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 extended car parking provision is not considered to materially impact highway safety, the character and appearance of the area or the amenity of nearby residents. The planning balance is

therefore in favour of the proposal.

Conclusion

For the reasons set out 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 9, 12 and 14 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.