

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0358-19 **Applicant:** STP Properties Ltd
Proposal: Extension, alterations and refurbishment
Location: 6 Spalding Road Holbeach Spalding
Terminal Date: 8th June 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
30	Pollution

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Section 16.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Extension, alteration and refurbishments.

Creation of additional accommodation and extended and improved facilities for drinking, food and holiday accommodation.

First floor balcony and verandah areas and a courtyard created with outbuildings constructed to create guest rooms.

A modern glass extension is proposed to the side of the building at the front.

Some rendering over poor 'patchwork' brick areas.

It should be noted that Full and Listed Building Consent approvals for comparable development have just lapsed relatively recently, they had been 'started' but the conditions had not been discharged therefore the Local Planning Authority advised that fresh applications had to be submitted for consideration.

Site Description

6 Spalding Road is a red brick and pantile public house, which was formerly a pair of 18th C cottages.

The property is Grade II Listed and is within the Holbeach Conservation Area.

In general, it is accepted that much of the original features, internal and external, including windows, have been lost and there is not much original fabric remaining.

History

H09-0881-15 - approved but lapsed.

Consultation Responses

- Historic Environment Officer, Lincolnshire County Council - No Archaeological input.

- Environmental Protection Officer SHDC - No comment or objections

- Cllr T Carter South Holland District Council
Support

"Fully support this application and the development of the building. Adding the further accommodation helps to ensure its sustainability as a long term business in the town. Having seen other premises completed by this company, I have been extremely impressed by the standards, and from the designs I have seen within these documents I will be as equally impressed with this one when completed.
I very much welcome this application."

- Cllr F Biggadike, c/o South Holland District Council
Comments.

"Pleased to see this property being brought back to life however with the ever increasing amount of traffic movements and the parking facilities that will be needed for the premises I would welcome a comment from L.C.C. Highways on their assessment of the situation regarding traffic movements for residents of that area of Northons Lane and Spalding Road".

- Resident -Will give Holbeach another place to meet, eat and enjoy social interchange. The town and residents will benefit from these improvements. I am in favour.

Planning Considerations

- Design/size/scale

The proposed development is of a similar size and scale to that approved under the 2013 applications.

The development will significantly improve and increase the facilities available at the premises and the documents submitted in support of the application make it clear that investment and upgrading is required to provide a desirable destination for visitors.

The building fronts two roads so will always be highly visible in the street scene.

- Heritage

There are modern elements to the design such as the glass entrance and the rendering of poor areas of brickworks, but the proposals are considered to be appropriate and acceptable. The main elevation to Spalding Road will be preserved, albeit with the glass porch addition, and the design is high quality and complementary to the existing building - the creation of a courtyard with the outbuildings is particularly attractive in design.

The development has no unacceptable impacts upon the heritage asset.

- Amenity

There is no likely unacceptable loss of amenity with the building being a public house already and in a central location where there are a variety of commercial uses.

Overlooking from the French doors and verandah/balcony areas would be to a communal car park at the rear of the adjacent buildings.

- Highways.

Cllr Biggadike raises some questions about Highway matters. Lincolnshire County Council raise no objection and with the imposition of the LCC recommended condition and informative it is considered there is no reason on highways matters to resist the application.

Conclusion

The proposals are acceptable and should be supported.

Recommendation - APPROVE.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.