DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0760-19**	**Applicant:**	**University of Lincoln**
Proposal:	Creation of additional car parking spaces		
Location:	Holbeach Centre The Holbeach Campus Park Road Holbeach		
Terminal Date:	27th October 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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

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	1	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for creation of additional car parking spaces at Holbeach Centre, The Holbeach Campus, University of Lincoln, Park Road, Holbeach, Spalding.

Site Description

The Holbeach Campus of University of Lincoln is flanked by A17 to the north and Penny Hill Road to the east. Minerva House is the first building off the site access to the campus coming from Penny Hill Road. Park Road is the main access to the campus. The National Centre for Food Manufacturing is at the end of the cul-de-sac. Part of the land between both buildings is where the proposed development would be sited. The land is currently a grassed amenity area.

History

None relevant.

Consultation Responses

Cllr Biggadike

Pleased to support additional car parking in Holbeach.

SHDC Environmental Health Officer

No objection.

County Highways and Local Lead Flood Authority

No objection.

Planning Considerations

Design and layout

39 no. car parking spaces measuring 4.80m x 2.4m are proposed for the parking area. The site would be adjacent to the existing parking area of Minerva House which is to the east. A new site access would be opened from there. The first 12 metres (approx.) of the access to the parking area would be 3.50 metres wide. The access roads within the area would be wider up to 5.50 metres.

6 no. lighting columns would be erected to illuminate the parking area. Knee rail fencing would mark the area perimeter. Additional fencing would be across the site to define 2 no. bay parking rows at the centre of the parking area. Mature planting and trees on the boundaries would screen views to the proposed parking area from Minerva House and A17. The layout and design would, in principle, be acceptable in light of the site features and ancillary nature of the development.

Parking provision and highway safety

In the application form, it has been stated that "Minerva House currently has about 23 parking spaces and there are 8 in Phase 2. NCFM now employs 45 staff and routinely has 50 people on site which this can increase to up to 100 on busy days". The car parking users would be solely university staff and visitors.

Appendix 6 of the Local Plan sets out that at least 1 space per 2 staff and 1 space per 15 students as a minimum requirement for new development for higher and further education centres. Given the number of parking spaces, there would be sufficient parking provision in accordance with local policy requirements.

As mentioned above, the site access and access roads within the area are sufficiently wide to ensure minimum standards of highway safety. On this matter, the Highways Authority has no raised any comment.

As the surface would be un-bound road planings, no parking bay marking are proposed. This has been formally consulted with the Highways Authority and no objection has been made although

markings are recommended to ensure that the area would allow in fact parking the intended number of cars.

Flood risk and drainage

Policy 4 of the South East Lincolnshire Local Plan aims to ensure that development is resilient to the potential consequences of flooding. The flood hazard is low and the flood depths are predicted up to 0.25 metres on the site according to South East Lincolnshire Strategic Flood Risk Assessment (March 2017). There is no high fluvial and tidal flood risk.

Notwithstanding this, this policy establishes that "development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties".

Surface water runoff is proposed to be infiltrated through the tarmac planings. Percolation would be carried out through the centre of the car park. The soil layer under the tarmac planings is 50-75mm thick clean limestone. According to British Geological Survey (BGS) guidance, the permeability of limestone ranges between a 'very high' maximum and a 'moderate' minimum. Therefore, the drainage strategy is considered in principle to be acceptable given the site location. This will be accurately determined at a later stage by SHDC Building Control department.

Conclusion

Taking into consideration the mentioned above, the proposal complies with Policies 1, 2, 3, 4 and 36 of the South East Lincolnshire Local Plan (2019) as well as Section 12 and 14 of the National Planning Policy Framework (2019).

It is therefore recommended to approve this planning application via delegated powers.

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.