

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0895-22 **Applicant:** Holbeach United Community Sports Academy

Proposal: Details of demarcation of individual standard car parking bays. (Condition 3 of H09-1184-21)

Location: Holbeach United Community Sports Academy Penny Hill Road Holbeach

Terminal Date: 7th November 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of demarcation of individual standard car parking bays (Condition 3 of H09-1184-21).

Condition 3 states:

"Prior to the commencement of use of the development hereby permitted, permanent demarcation of individual standard car parking bays within the existing car park area, shall be provided in accordance with details that shall first be submitted and approved in writing by the Local Planning Authority."

Reason: In the interests of highway safety, by effecting a reduction in the use of the neighbouring

roads for car parking through a more efficient and safer use of the existing car parking area. This Condition is imposed in accordance with Condition 2 of the South East Lincolnshire Local Plan, 2019."

The submitted 'Onsite Parking Arrangements' plan indicates a total of 86 permanent parking spaces, to be demarcated by brick paving blocks.

Site Description

As original application, except development has now commenced.

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 (approved May 2022)

H09-0182-22 - Full - Extension of car parking on site - retrospective (approved April 2022)

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

LCC Highways/SUDS - Does not wish to restrict the grant of permission. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the installation of individual groups of standard block pavior units, as proposed, will provide suitable demarkation of the car parking bays within the car park. However, the 'art' will be in placing those block paviers on a sufficiently robust foundation so that they are not displaced when routinely over-run by vehicles - the un-bound surfacing (gravel) of the car park is unlikely to provide much lateral support for these groups of blocks and without a good quality of foundation, the individual groups may move around or individual blocks may break away from the foundation. Provided that detail is adequately addressed, the Authority does not wish to object to this planning application.

Planning Considerations

The Highway Authority's comments above are self-explanatory. On the basis of their no objection response, it is considered that the proposed measures of demarcation are acceptable.

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.

Conclusion

Taking the above into account, it is considered that Condition 3 of H09-1184-21 can be discharged.