DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1176-19**	**Applicant:**	**Holbeach Parish Council**
Proposal:	Extensions and alterations to social club, changing rooms and spectator stand		
Location:	Carter'S Park Park Road Holbeach		
Terminal Date:	18th February 2020		

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
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

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
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	1	0	0

CASE OFFICER ASSESSMENT

Proposal

The proposal is for full planning permission for extensions and alterations to the social club, changing rooms and spectator stand at Holbeach United Football Club in Carter's Park.

The works are inclusive of a single storey, flat-roof infill extension between the extant changing rooms and social club which would act as a bar and lounge as well as kitchen. This extension would feature bi-fold windows to the Western elevation that would open up to the existing covered spectator area. 3 central windows are proposed on the eastern elevation as well as a new access door.

Additionally, layout changes are proposed to the existing changing rooms to create a new fire exit, a female changing room and new locations for the laundry room and home and away changing rooms. Finally, a new covered and enclosed access to the pitch is proposed to the west of the existing changing rooms.

Site Description

The site of the proposal sits within Carter's Park which is a wide, open public space that is important to the Holbeach Community and the open area is characterful to its immediate surroundings. Although the site is not within the Holbeach Conservation Area, it is adjacent to the border of the Conservation Area. The host structure itself is a set of two single storey mid-C20 brick buildings conjoined with an open air, covered spectator area and an open air tiered spectator stand.

History

H09-1020-15 - Extension and alterations including pitched roof, alterations to frontage. APPROVED on 07/12/2015

H09-1206-16 - Extension and alterations including pitched roof and alterations to frontage - approved under H09-1020-15. Modification to Condition 2 to allow amendments to previously approved plans. APPROVED on 10/02/2017

Consultation Responses

Local Residents

Several local residents have submitted comments in relation to this application, some in support and some to object. The comments which object to the plans can be summarised as so;

- Recent works to the Football club have caused an increase in anti-social behaviour.
- Environmental Protection have recognised 'Long standing' issues with anti-social behaviour at the site.
- Residents were informed that there was no money for sound proofing at the site even though it was agreed as part of previous planning permissions. Applicant should be required to fulfil this before another permission is granted.
Proposal would be detrimental to the area and local house prices.

Others supported the application. These comments can be summarised as so;

- Pleased to see the moving of the main entrance to the Northern gate, which will improve traffic and pedestrian safety, but any trees and hedges lost should be replaced.

South Holland District Council Environmental Protection Officer

No objections

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections

Sport England

No Objections.

Planning Considerations

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. The design Is suitable in nature, being in keeping with the appearance of the rest of the existing building and generally appropriate to the immediate area and the proposed use of the extension and the site at large. Furthermore, the layout is deemed appropriate to the proposed use as a bar/lounge and kitchen and the adjustments to the changing rooms will allow for further functionality and utilisation of the football club by making allowances for female changing rooms. In addition, the site as it currently stands consists of 2 structures rather awkwardly separated by small outside sitting area, conjoined only by an open-air viewing gallery to the West. Introduction of an 'infill' extension, will both increase the usability and function of the site and make the site more visually satisfying.

Heritage Impact

It is deemed that the proposals will have no effect upon the historic environment. Whilst the site is within close proximity to the Holbeach Conservation Area, the changes proposed by this application would not at all be visible from public areas of the Conservation Area. Therefore, by virtue of its lack of impact, this proposal must be considered to PRESERVE the historic environment.

Residential Amenity

The Local Planning Authority does not consider there to be any risk posed to local residential amenity by these proposals. The proposal site is on a large plot which separates the building from neighbouring properties by a significant distance furthermore, the proposed addition is only single-storey in design, meaning that it does not pose any risk of overlooking or overshadowing regardless of its distance from neighbouring properties.

The Local Planning Authority recognises that a local resident raised concerns over the noise effect of the proposals which would have a negative impact upon the private enjoyment of nearby residential properties. However, the Environmental Protection Officer has been consulted and found no cause for
concern and as such has raised no objections nor suggested any restrictive conditions.

Community, Health and Wellbeing

The Local Planning Authority deems that this proposal will have a positive impact upon a community asset by increasing the functionality of the Holbeach United Football Club and thereby Cater's park at large. It is determined that this would have an overall positive impact for the community of Holbeach.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1, 2 ,3, 29 and 32 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for APPROVAL.

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.