

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-1209-22 **Applicant:** Tigers Bar & Social Club

Proposal: Extension and alterations including pitched roof, alterations to frontage - approved under H09-1020-15. Modification of Condition 2 to allow amendments to previously approved plans

Location: Carters Park Holbeach Spalding

Terminal Date: 16th February 2023

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 2021

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	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a Section 73 application relating to extensions and alterations including pitched roof, alterations to frontage at Carter's Park, Holbeach. The development was originally approved under application ref. H09-1020-15. This application now proposes amendments to Condition 2 to change

the approved external materials.

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 rendered single storey building 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

H09-1176-19 - Extensions and alterations to social club, changing rooms and spectator stand. APPROVED on 11/02/2020

H09-1197-22- Change of use to include take-away and alterations. ONGOING

Consultation Responses

Ward Member - Cllr F Biggadike

Support this Community project being used by all age groups

Planning Considerations

There is an extant planning permission (H09-1020-15) for extensions and alterations including pitched roof, alterations to frontage at Carter's Park, Holbeach. The key matter for consideration is, therefore, whether the change of external materials would be acceptable.

It is considered that the change of cream coloured render to grey coloured render is acceptable. The change from zinc standing seam roofing to single ply membrane roofing with standing seam effect in the colour grey is acceptable. The change from white UPVC fascia eaves to great and white rainwater goods to black are acceptable, and the change from zinc standing seam wall cladding to Marly Cedral (timber board effect) wall cladding in grey is acceptable.

The change of materials to the building would not have an adverse impact to the character and appearance to the area, there is evidence of render and cladding in the area on the college building to the north. It is therefore considered that the dark grey render that has been placed on the existing building and the change in the roofing materials and rainwater goods would not cause an unacceptable impact to the character or appearance of the area.

The proposal is therefore considered to be in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2019), as well as Section 12 of the National Planning Policy Framework (2021).

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.

Conclusion

Taking the above into account, the proposed modification to the extensions and alterations including pitched roof, alterations to frontage at Carter's Park approved by H09-1020-15 is considered to be 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 (2021). 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.