DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0505-19**	**Applicant:**	**Moulton Chapel Youth & Community Centre**
Proposal:	Proposed additional parking and installation of play equipment, matting and associated fencing		
Location:	Moulton Chapel Youth & Community Centre 17 Woodgate Road Moulton Chapel		
Terminal Date:	7th August 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
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 8, 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	0	1
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought for the installation of play equipment, matting and associated fencing, plus additional parking.

It should be noted that planning permission was granted for a change of use of the land (total area approximately 0.56ha) to public space in September 2016 (ref. H13-0559-16).

Site Description

The site is part of a public playing field located at the rear of Moulton Chapel Youth and Community Centre. Garden associated with The Old Vicarage is situated immediately to the north beyond a high hedge and frontage residential properties off Roman Road beyond. Dwellings are situated to the north east and east (nos. 7 and 9 Woodgate Road). A telephone exchange is also situated immediately to the east to the north of the community centre.

History

H13-0984-06 - Full - Proposed village hall including demolition of existing hall - Granted 26 September 2006.

H13-0710-09 - Condition Compliance - Details of boundary schedule, etc - Approved 26 November 2009.

H13-0559-16 - Full - Change of use of agricultural land to public space and the erection of fencing on southern and western boundaries - Granted 5 September 2016.

H13-1316-16 - Condition Compliance - Details of management plan - Approved.

Policies/Constraints

The site is inside Moulton Chapel Settlement Limit as defined in the South East Lincolnshire Local Plan, 2019.

Representations

Moulton Parish Council - No objections and offer full support.

SHDC Environmental Protection - No objections.

LCC Archaeology - No archaeological input required in this case.

Objections/comments raised by local residents (summarised):
Main concern is additional car parking alongside residential dwellings; Noise/disturbance; Cause disturbance for residents at night time when people leave; Light pollution from car lights in an area where there is no lighting; Already sufficient car parking at the front and side of the hall; Additional car parking would be better directly at the rear where it is better lit; Car park next to a play area is

not ideal; Flooding issues; Money better spent on additional play equipment and markings for additional bays.

Planning Considerations

The main issues in this case are:
- Principle;
- Character/appearance;
- The likely effect upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk.

Principle

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is inside Moulton Chapel Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Minor Service Centres, including Moulton Chapel, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Policy 32 of the SELLP promotes environments which encourage community use and are accessible to all sections of the community.

The proposal relates to the provision of additional leisure/community facilities within the village and satisfactorily complies with the above policies. The latter are consistent with advice within Section 8 of the National Planning Policy Framework, 2019.

Character/appearance

The proposed play equipment would be located on the existing playing field and the additional car parking would be situated behind the Youth and Community Centre. From a visual appearance point of view the proposed development is considered to be neutral. The proposed 2.1 metre high green palisade fencing would be typical of the type of fencing commonly found around recreational facilities such as this. It is considered that the proposal would not materially harm the rural character/appearance of this part of the village or affect the setting of the Chapel of St James or Moulton Chapel Mill, which are listed.

Amenity

Dwellings are situated to the north off Roman Bank and also along Woodgate Road to the east. Access to the site is between the community centre and a dwelling (No 19 Woodgate Road) immediately to the south. The play equipment would be accessible by members of the public at all times of the day and would be maintained by at the expense of MCYCC in accordance with details within the management plan accompanying condition compliance application ref. H13-1316-16.

It is accepted that nearby residents would suffer some disturbance/inconvenience as a result of associated activity and also the parking of vehicles on the extended parking area. However, this is not considered to be significant and would be outweighed by the community benefits of the scheme. It should be noted that, following concern by local residents, the parking area has been reduced and is now only to the rear of the community centre and neighbouring telephone exchange. It no longer runs alongside residential property.

Concern has previously been raised on grounds of possible anti-social behaviour. There is no firm evidence that anti-social behaviour would occur. However, if a problem was to develop, it could be controlled by the relevant law enforcement agencies.

Highway Safety

The existing access would be utilised and an additional parking area is proposed (gravel). The County Highways Authority has not objected to the proposal on highway safety grounds.

Other Material Considerations

Flood Risk - Part of the site lies within Flood Zone 1 defined by the Environment Agency Flood Map. The latter have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The hazard mapping within the SFRA shows the site to be unaffected if a breach of the flood defences were to occur. The proposal is not a more vulnerable use and is acceptable on flood risk grounds.

In terms of surface water, the car park would be constructed in gravel and would therefore be porous. The surfaced areas associated with the play equipment would be surrounded by grass. There would not be any significant issues concerning surface water run-off.