DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0041-19**	**Applicant:**	**Fen Properties**
Proposal:	Demolition of vacant industrial buildings and erection of up to 5 detached houses - approved under H14-1187-17 - Modification of Conditions 2 and 5 to allow amendments to previously approved plans		
Location:	Former: Glen Farrow Premises Land Off Spalding Road Pinchbeck		
Terminal Date:	11th March 2019		

Planning Policies

Local Plan July 2006:

HS6	New Housing in the Group Centres (Non-Allocated Sites)
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

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
RESIDENTS	2	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a s73 application to modify the previously approved outline application (H14-1187-17) for the demolition of vacant industrial buildings and erection of up to 5 dwellings at the former Glen Farrow Premises off Spalding Road.

Condition 5 of H14-1187-17 states that the development is limited to no more than 5 dwellings, and a maximum combined gross floorspace of no more than 1000sqm. This was originally imposed because the old National Planning Policy Framework (NPPF) (2012) set a threshold for residential sites above which affordable housing could be sought (0.5ha or 1,000sqm or more). As the 2019 NPPF does not include this threshold, the applicant is now seeking to remove this condition in its entirety and has submitted indicative plans showing 9 dwellings on the site.

The applicant is also seeking the removal of Condition 10 which relates to the requirement for an Archaeological Investigation on the basis that 'the buildings and structures have now been removed from the site and the consequent soil disturbance caused both by the erection of the buildings themselves and their subsequent demolition will almost certainly have destroyed any archaeology.'

Site Description

The site is the former premises of Glen Farrow. Although one of the buildings has been demolished in its entirety, one of the other buildings on the site still partly remains. There are two access points in between dwellings fronting Spalding Road. Along this road there are a mix of semi-detached and detached properties. Tall conifer trees border most of the eastern boundary. New dwellings are currently being built to the east of the site.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through it's formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is located within the defined settlement limit for Pinchbeck as set out in the South Holland Local Plan (2006). It is also within the settlement boundary for Pinchbeck in the South East Lincolnshire Local Plan (to be adopted March 2019) and is identified as a housing allocation (Pin025) with capacity for 11 dwellings.

South Holland Local Plan, 2006

As above.

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;
Policy 11 - Distribution of New Housing; and
Policy 29 - The Historic Environment.

Representations

Pinchbeck Parish Council - Support.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

LCC Historic Environment Officer - Cannot under any circumstances recommend that a s73 modification be approved for the removal of the requirement for archaeological recording following unauthorised destruction of the archaeology, that a development was aware of. Since our initial consultation, further archaeological evaluations close to the site associated with the Spalding Western Relief Road have further demonstrated the potential here for complex and significant Roman and Saxon archaeology, which may extend into the proposed development site. It will now be necessary for additional archaeological assessment to be carried out before a reserved matters application can be considered in order to demonstrate what remains may have been destroyed during the removal of the previous foundations without archaeological supervision (as required by condition 10) and what remains may still survive. We therefore recommend that the archaeological conditions be retained, to ensure that this or any future developer must still be required to assess what archaeological remains survive, and that they are recorded prior to impact from the proposed development.

Public -
- Should keep archaeological investigation condition;
- Concern re addition of more houses (increasing density/overdevelopment) and consequently more vehicles using the access;
- Less garden area for proposed dwellings;
- Concern re highway safety (exit on to Spalding Road and entrance betw. 154 and 160 not wide enough for 2 vehicles);
- Overlooking;
- Increase in refuse to be collected from Spalding Road;
- Potential loss of trees.

Main Issues

- Density of development
- Residential amenity
- Highway safety
- Archaeology
- Other considerations

Density of development

The site currently has outline planning permission for up to 5 dwellings. This application seeks to increase the number of dwellings permitted to 9. Concern has been raised that this would result in overdevelopment of the site and less garden area for the proposed dwellings. This concern is noted, however the site is identified as a housing allocation in the South East Lincolnshire Local Plan (March 2019) - Pin025 - with a capacity of 11 dwellings. 9 dwellings on the site would result in a density of approx. 23/ha. This is less than the density of the approved development to the east (H14-0456-14), which will have a density of approx. 27/ha. There would be a terrace of 5 dwellings immediately to the rear of the site. A density of 23 dwellings per hectare is therefore considered to be acceptable.

In respect of garden sizes, the Council has no adopted policy or guidance on what is acceptable. Furthermore, the application is only in outline and so the exact garden sizes are not to be formalised at this stage and will be addressed through a reserved matters application.

Residential amenity

Comments regarding the potential for overlooking are noted, however, as the application is only in outline the exact details cannot be examined at this stage. Given that the majority of the existing gardens of properties facing onto Spalding Road are 20m+ in length it is considered that an acceptable form of development is capable of being created.

Highway safety

Highway safety concerns have been raised in respect of more vehicles using the access on what is perceived to be a hazardous bend, as well as concerns regarding congestion along Spalding Road.

The Highways Authority have not objected to the application and so it would be unreasonable to refuse the application on highways grounds.

Archaeology

This application is also seeking the removal of the archaeological condition imposed on the approved outline application. LCC's Historic Environment Officer recommends that the archaeological condition should be retained, particularly given that further archaeological evaluations close to the site associated with the Spalding Western Relief Road have further demonstrated the potential here for complex and significant Roman and Saxon archaeology, which may extend into the proposed development site. It is for this reason that it is considered that the archaeological condition should not be removed.

Other considerations

Concern has been raised regarding the increase in refuse that would need to be collected from Spalding Road if the number of dwellings were to increase from 5 to 9. It is accepted that this is an issue. A condition will therefore be added requiring the details of refuse and recycling storage and disposal to be submitted prior to first occupation.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), Policies 1, 2, 3, 4 and 11 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.