

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0781-21 **Applicant:** Ark ICT Solutions Ltd.
Proposal: Details of external materials (Condition 3 of H14-0406-20)
Location: Land Off Platts Close Pinchbeck Spalding
Terminal Date: 16th September 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 2021.

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

Details of external materials (Condition 3 of H14-0406-20).

Site Description

As host consent.

History

H14-0406-20. Proposed headquarters building for IT company comprising offices, storage, coffee bar and ancillary facilities together with associated external works and a slimline communications mast. APPROVED. 28-07-20.

Consultation Responses

N/A.

Planning Considerations

Condition 3 of H14-0406-20

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

A1412- External Materials Schedule sets out the schedule of external materials, as follows:

- External Wall Face Brickwork (Low Level to perimeter of slab) - Blue engineering bricks with Dark Grey mortar
- External Wall Cladding Panel Type A (Covers most of the building) - Kingspan KS1000RW - Trapezoidal Profiled finish in Anthracite (RAL 7016)
- External Wall Cladding Panel Type B, Colour 1 (Bottom Coloured panel) - Kingspan KS1000MR - Micro-Rib Profiled Finish in Azure Blue (RAL 220 30 25)
- External Wall Cladding Panel Type B, Colour 1 (Bottom Coloured panel) - Kingspan KS1000MR - Micro-Rib Profiled Finish in Wedgewood Blue (RAL 220 50 15)
- External Wall Cladding Panel Type B, Colour 1 (Bottom Coloured panel) - Kingspan KS1000MR - Micro-Rib Profiled Finish in Goosewing Grey (RAL 080 70 05)
- Windows and Doors - Dark Grey Powder Coated Aluminium in Anthracite (RAL 7016)
- Glazing - Clear glazing but with manifestation and frosted window film where required.
- Rainwater Goods - Dark Grey Powder Coated Aluminium in Anthracite (RAL 7016)
- Soffits - Dark Grey Powder Coated Aluminium in Anthracite (RAL 7016)
- Roof fascias - Dark Grey Powder Coated Aluminium in Anthracite (RAL 7016)
- Roof Finish:- Kingspan KS1000RW - Trapezoidal Profiled finish in Pure Grey (RAL 000 55 00)
- External Paving - Dark & light grey concrete paving, exact configuration to be determined.
- Main parking bays - Dark & light grey concrete block paving
- Overflow parking - Standard Gravel finish
- Site roadway surface - Standard Tarmac finish with grey kerbing, raised or dropped where necessary.

It is considered that the materials listed above are acceptable for this development, and would be in keeping with developments in the locale.

The matters relating to the the connections of the roadway to the public highway would also be controlled by LCC via a Section 38 arrangement.

The proposals accord with Policies 2 and 3 of the SELLP and the guidance of the NPPF 2021.

Conclusion

Approve.

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.