DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0951-20**	**Applicant:**	**G & L Developments Ltd**
Proposal:	Erection of seven dwellings		
Location:	Former New Bridge Inn Site Slipe Drove West Pinchbeck		
Terminal Date:	15th March 2021		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
28	The Natural Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Erection of seven dwellings, with access from Slipe Drove.

Since submission the application has been amended to reduce the number of dwellings from 8 to 7, alter the layout and access, provide a Preliminary Ecological Appraisal Survey, Biodiversity Net Gain Calculations, a Topographical Survey and a revised Flood Risk Assessment.

The form of development would provide the following two storey dwellings:

3 x semi detached two-bedroom dwellings
3 x semi detached three-bedroom dwellings
1 x detached three-bedroom dwelling

The proposed development would be constructed in a red facing brick, and a dark grey concrete roof tile intended to be similar to that of the residential buildings in the locale.

Parking would be to the frontage, with a sewage treatment plant to the south.

It is proposed to backfill the area between the proposed houses and the bank behind the length where there is steel piling to a level of 4.80m OD. This will be subject to an Environmental Permit being received from the Environment Agency to carry out works adjacent to a flood risk bank.

Site Description

The land is a brownfield site that lies at the junction between Slipe Drove and the A151 and previously occupied by the New Bridge Inn which was now been demolished.

The character of the immediate local are is predominantly residential with some commercial uses on the north west of the site between the river Glen and the A151. Dozens Bank and Edinburgh Walk are residential areas with a mixture of single and two storey properties.

The land sites below the A151 and the adjoining public footpath along the southern bank of the River Glen. The site is also adjacent to the Pinchbeck Slipe Nature Reserve and Wildlife Site. The site is not subject to any designation but is next to the designated Local Wildlife Site.

History

H14-0490-12. Details of affordable housing, materials and construction of walls, fences, etc, external boxes and soil and vent pipes (Conditions 3, 4 and 6 of H14-0062-12). REFUSED. 11-06-14.

H14-0062-12. Change of use and extension/alteration of public house to 4 affordable housing units. APPROVED. 19-03-12.

H14-0688-09. Change of use of Public House (A4) to Children's Nursery (D1). APPROVED. 26-10-09.

Consultation Responses

Pinchbeck Parish Council

Recommend approval.

SHDC Environmental Protection

No comments or objections.

LCC Highways & SUDS Support

No objection subject to conditions and informatives.

Welland & Deepings IDB

No objection.

Environment Agency

No objection. Suggest a Condition that the development shall be carried out in accordance with the approved flood risk
assessment.

Lincolnshire Wildlife Trust

Consider that the Preliminary Ecological Appraisal submitted is thorough, and recommendations should be conditioned for compliance. Request a 2m buffer on the reserve side of the development (Outside the application site) with stock proof fencing.

Third Parties

None received.

Planning Considerations

The main issues in this case are:
Principle of Development
Sustainability
Layout and Design
Highway safety and parking
Impact of neighbouring Residents/land users
Flooding considerations
Foul and Surface Water Drainage
Contaminated Land
Biodiversity and Wildlife Impacts

Principle of Development

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The development of this brownfield site, within the settlement boundary for Pinchbeck is acceptable in principle, and is to be considered in the light of the prevailing national and local planning policies.

Sustainability

Pinchbeck is considered in the SELLP to be a Main Service Centre. Within the settlement

boundaries of the Main Service Centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The application proposal would accord with the provision of Policy 1 of the SELLP and the guidance of the NPPF.

Layout and Design

The application has been amended to reduce the quantum of development and redesign the layout and parking. The scheme now proposes the provision of seven dwellings with parking to the front. This would be formed by three sets of semi detached dwellings and a detached dwelling, sitting facing the highway of Slipe Drove, the building line following the curve of the highway. Parking for two vehicles would be provided to the frontage of each dwelling.

Traditional materials are proposed, to reflect the prevailing character of the area. In order to ensure acceptable materials, a condition is recommended to seek submission and approval.

The garden areas would be to the rear, with a retaining wall marking the boundaries on the western boundary of the site, and hedging to the eastern boundary. An area of scrub is proposed to the rear, that would be managed by a management plan.

The application proposal would accord with the provision of Policies 2, 3, 10, 11 and 17 of the SELLP and the guidance of the NPPF.

Highway safety and parking

The application proposes two parking spaces per dwelling, which is considered to be adequate, given this quiet location, and is on accordance with the standards set out in Policy 36 and Appendix 6 of the SELLP. Reversing on to and from the highway would be required, but this section of Slipe Drove is quiet and has limited passing traffic. No danger to highway or pedestrian safety would result.

Impact of neighbouring Residents/land users

The development would have no immediate residential neighbours and would not impact upon other dwellings in the locale.

The application proposal would accord with the provision of Policies 2 and 3 of the SELLP and the guidance of the NPPF.

Flooding considerations

The proposed development is within flood zone 3 (a) high probability, according to the Environment Agency's Floor Map for Planning (Rivers & Sea). A flood risk assessment has been prepared by S M Hemmings and has been submitted as part of this planning application. The recommendations of the FRA can be controlled via condition.

It is proposed to backfill the area between the proposed houses and the bank behind the length where there is steel piling to a level of 4.80m OD. This will be subject to an Environmental Permit being received from the Environment Agency to carry out works adjacent to a flood risk bank. The risk of a breach forming in this length of bank with steel piling on the river side and the back of the bank extended compared with the earth bank west of the site is extremely low. It will be assumed that the greatest risk to the site is a breach in the bank at the location shown below.

The application proposal would accord with the provision of Policies 2, 3 and 4 of the SELLP and the guidance of the NPPF.

Foul and Surface Water Drainage

Foul water would be disposed of via the package treatment plant.

On site surface water drainage will be discharged into a storage facility, possibly geocellullar cells, and will be discharged at a low rate into the IDB drain on the west side of the site, subject to the

agreement of the Welland and Deepings IDB. A condition is recommended to require the submission and approval of these details.

The application proposal would accord with the provision of Policies of the SELLP and the guidance of the NPPF.

Contaminated Land

The SHDC Environmental Protection Team raise no comments or objections.

The application proposal would accord with the provision of Policies of the SELLP and the guidance of the NPPF.

Biodiversity and Wildlife Impacts

The application is supported by a provide a Preliminary Ecological Appraisal Survey and Biodiversity Net Gain Calculations. The Lincs Wildlife Trust consider the reports to be thorough, and recommend that the measures included should be conditioned for compliance.

The Trust request a 2m buffer on the reserve side of the development (Outside the application site) with stock proof fencing. It is considered that this would not be a reasonable and proportionate expectation on the applicant; if the Trust wishes to protect land within their stewardship, then that is within their remit and land ownership to do so.

The application proposal would accord with the provision of Policies of the SELLP and the guidance of the NPPF.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development would not materially harm the character or appearance of the locality, or amenity of nearby residents and would provide adequate parking.

Flooding considerations, matters of Foul and Surface Water Drainage, Contaminated Land and Biodiversity and Wildlife Impacts have been submitted and the measures are considered to be reasonable.

Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2, 3, 4, 10, 11, 17, 28, and 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2019.

The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

Conclusion

Approve, subject to conditions.

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.