DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0315-23**	**Applicant:**	**St Pauls Primary School**
Proposal:	Alterations to existing car park layout at front of site		
Location:	St Pauls Primary School Queens Road Spalding		
Terminal Date:	30th May 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 -Achieving Well Designed Places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Proposal is for the alteration of parking arrangements at St Paul's Primary School. The proposal would remove the western section of parking, moving it to the south, in the process adding two new parking spaces. To make way for the additional spaces, two trees will be removed. The site is already tarmacked; therefore, there will be no change in the surface materials.

Site Description

The site is located along Queen's Road, in the North-East quadrant of Spalding. The site is roughly 300m west of the Coronation Chanel. It is within the settlement boundaries outlined in the South-East Lincolnshire Local Plan, 2019 (SELLP).

The site of development is located in front of the school but is well set back from the road. The building is predominantly comprised of a single storey development, constructed from grey brick, in keeping with the character of the wider area. The wider area is predominantly residential in nature, with the school being the obvious exception.

History

H16-0283-81 - County Council Reg 3. Station a prefabricated building for use by a playgroup. Approved 6/3/81.

H16-0941-00 - County council Reg 3. Erect a relocatable classroom unit. Approved 15/09/00.

H16-1335-05 - County council Reg 3. Retention of relocatable classroom. Approved 01/11/15.

H16-0638-13 - Full. Proposed extension to provide new classroom. Approved 27/08/13.

H16-0670-13 - County council Reg 3. Retrospective application to retain existing mobile classroom. Approved 16/08/13.

H16-0411-15 - Full. Proposed single-storey PKL kitchen pod and associated works. Non-determination.

H16-0583-15 - County council Reg 3. Erection of single-storey PKL kitchen pod, incorporating necessary services and drainage. Approved 29/07/15.

H16-1063-16 - County council Reg 3. Retain existing mobile classroom for a further five years (retrospective). Approved 15/11/16.

H16-0648-19 - County council Reg 3. Retention of mobile classroom - approved under H16-1063-16. Approved 18/07/19.

Consultation Responses

Highway and Lead Local Flood Authority

"No objection. The proposed alterations to the school car parking area do not involve any change to the existing access arrangements for the school and they will slightly increase the number of car parking spaces"

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The design considerations for the proposal are minimal. There would be no change in the materials used, merely an augmentation in the location of parking. The proposal is therefore acceptable in terms of amenity.

Impacts Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and

relationship to existing development and land uses as main considerations when making planning decisions.

The amenity impacts of the proposal are purely beneficial. The scheme would likely cause a decrease in on street parking, in turn reducing the potential damage to residential access and reducing noise pollution from running cars. Moving the parking situation will increase the distance between the car park and the neighbouring residential properties, further improving the amenity situation.

Naturally, there will be no additional overlooking or overshadowing as a result of the proposal.

The proposal conforms to Policies 2, 3, and 30 of the SELLP in terms of residential amenity.

Highways and Parking

The relevant consultee from the Highways department have raised no objections to the proposal.

Within Policy 36 and Appendix 6 of the SELLP parking needs for schools are set at 1 space per 2 staff members. This is currently met by the existing parking arrangements, as such, the increase in parking would primarily be for parents and visitors. The increase in parking spaces would enable easier parking for staff and visitors, and therefore, reduce the potential for on street parking.

The proposal therefore conforms to Policy 36 and Appendix 6 of the SELLP.

Planning Balance

The proposed alteration would not materially impact the character of the site. The proposal would crate additional parking, thereby reducing the potential for on-street parking and improving the safety of the area.

The planning balance is in favour of the proposal.

Conclusion

The recommendation is for delegated 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.