

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 29 May 2019

(Author: Polly Harris-Gorf - Principal Planning Officer)

Purpose: To consider Planning Application H16-0418-19

Application Number: H16-0418-19

Date Received: 18 April 2019

Application Type: FULL

Description: Internal alterations to accommodate LCC Registrars Service, including installation of door in lieu of window, raising external area for photo opportunities and provision of parking within existing spaces

Location: South Holland District Council Priory Road Spalding

Applicant: Lincolnshire County Council

Agent: Lincolnshire County Council / Kier

Ward: Spalding St Johns

Ward Councillors: Cllr M Hasan
Cllr J D McLean

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-0418-19>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The application site is in the ownership of South Holland District Council.

2.0 PROPOSAL

2.1 Alterations to the Council Offices to accommodate the Lincolnshire County Council's Registrars Service. The works include including the installing a door in place of a window, bringing up external paved area to meet internal floor levels, marking out an accessible parking bay in place of a loading bay and timber screening, which would provide opportunity for wedding photographs. New materials and colours, would look to match the more recent work that it would be part of and be sympathetic to the site.

2.2 There would be little/no requirement to make adjustments to existing landscaping, excepting where access/egress doors are located.

2.3 Internal remodelling is also required; there would be a number of rooms created from those existing through the remodel of the internal space.

2.4 It is hoped to accommodate the Lincolnshire County Council Registrars Service from around December 2019.

2.5 The development will comply with the requirements of Approved Document M of the Building Regulations and guidance provided in BS8300 for all associated items, such as door widths, turning spaces, level approach etc.

2.6 The application is supported by a design and access statement which includes a heritage statement.

3.0 SITE DESCRIPTION

3.1 The Council Offices are sited on Priory Road, within the Spalding Conservation Area. The offices consist of an older, neo-Georgian building and more recent, larger extensions. The offices are surrounded by car parking and there are service bays located within the parking areas.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South East Lincolnshire Local Plan, March 2019

4.2 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.

Policies

02 Development Management
03 Design of New Development
29 The Historic Environment
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

4.3 National Guidance

National Planning Policy Framework (NPPF), 2019

Sections

2. Achieving sustainable development
4. Decision-making
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 None relevant to this application proposal.

6.0 REPRESENTATIONS

6.1 SHDC Heritage Officer

No objection.

6.2 Public

None received at the time of preparing the report.

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 Principle

7.3 The Council offices are used for local government, civic and other associated uses. The use of part of the buildings by the Registrars Service would be entirely compatible with the current uses to which the building is put.

7.4 Historic Impact

7.5 The scale of the development is not out of proportion to the overall site. The proposed works would be in consideration of and sympathetic to the current setting. None of the buildings present are listed and the proposed works will not affect the historic fabric and is planned to be sympathetic to the more modern building in both appearance and scale. It is considered that the works would have a neutral impact on the character and appearance of the conservation area.

7.6 Parking

7.7 The parking that is in the vicinity of the Council building and these proposals is in the ownership and control of SHDC. It is considered that there is sufficient parking to accommodate the mix of uses that the building is put to, and it is not reasonable to expect additional parking to be provided at this time.

7.8 Other matters

7.9 As the site is within the conservation area the application has been advertised in the local press, as per the statutory requirement. This notice expires on 30 May, and so the recommendation is for a delegated approval, as set out below.

7.10 **Additional Considerations**

7.11 Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

7.12 Human Rights

In making your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

7.13 Conclusion

- 7.14 The works requiring planning permission are minor in nature and with a neutral impact upon the character and appearance of the conservation area.

8.0 **RECOMMENDATIONS**

- 8.1 **Delegate the granting of planning permission to the Development Manager as the site is within the conservation area the application has been advertised in the local press, as per the statutory requirement. This notice expires on 30 May, and so the recommendation is for a delegated approval subject to those conditions listed in Section 9 of this report, provided that no new issues or objections raising matters not considered by this report and by the Planning Committee before the expiry of the press notice.**

9.0 **CONDITIONS**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The determined plans and documents are:

Application form
Design and Access Statement April 2019
Site Location and Block Plans 100052027-BS-D01 Rev P01.01
Existing / Proposed & Elevations 100052027-BS-D02_Planning Rev P01.01

Reason: For the avoidance of doubt and in the proper interests of planning.

3. The external face of the frame to all new windows and doors shall be in materials to match the more recent windows and works to the building and shall be set in reveals to match those of existing windows of the principal building on the site.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2019.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Lead Contact Officer

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Appendices attached to this report: Appendix A - Plan A