Online Comment

Application	H16-0576-19
Location	Land at Station Street Spalding PE11 1BL
Proposal	Permanent siting of catering trailer

Name	Ian Marshman, Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	18-06-19
For/Against	Comments

The proposed development is located within the Spalding Conservation Area, however the applicant has not submitted any information on the impacts of the proposal upon the historic environment. This is not in accordance with the National Planning Policy Framework (189) or the South East Lincolnshire Local Plan (29b & f):

"Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:
1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
2. Retain architectural details that contribute to the character and appearance of the area;
3. Where relevant and practical, remove features which are incompatible with the Conservation Area;
4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against."

It is recommended that the applicant be required to submit more information on the proposed development's impacts on the Spalding Conservation Area, and how any negative impacts on the historic townscape will be mitigated. The applicant should also consult the Spalding Conservation Area Appraisal, which contains details of the significant characteristics of the designated area, including Sheep Market, and identifies this piece of land besides Station Street as an area that detracts from the Conservation Area and would benefit from improvement.