DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0690-23**	**Applicant:**	**The Glenholme Group**
Proposal:	Proposed 61 bedroom care home - approved under H16-0576-21. Amendments to entrance lobby		
Location:	Halmer Court 108 Halmer Gate Spalding		
Terminal Date:	4th September 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving Well Designed Places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application is a non-material amendment application to modify plans previously approved under H16-0576-21. The amendments proposed here involve minor alterations to the care home's entrance. The single entrance door is to be replaced by a central double door, and additional cladding grey green cladding will be added above said door.

While the application makes reference to advertisements, it has been agreed with the applicant that all advertisement related changes are not to be handled under this application and will form the basis of a later advertisement consent application.

Site Description

The site is within the settlement boundaries of Spalding, as defined within the South-East Lincolnshire Local Plan, 2019 (SELLP). The building works are now complete, and comprise of a large, 61-bedroom care home. The building is finished with white render and light-brown brick work.

The site is situated within a residential area. Existing houses in the vicinity vary in terms of size and

age, ranging from bungalows to 3 storey properties. There is tall conifer hedging along most of the eastern boundary between the application site and properties on Low Road.

Planning History

H16-0962-21 - Condition Compliance. Details of full closure report (Condition 2 of H16-0576-21). Approved 21/10/21.

H16-0576-21 - Section 73A Continuation. Proposed 61-bedroom care home approved under H16-0008-19. Modification of Conditions 2 and 19 to allow amendments to previously approved plans. Approved 02/09/21.

H16-0679-20 - Condition Compliance. Details of CCTV system and external lighting (Conditions 12 and 13 of H16-0008-19). Approved 07/09/20.

H16-0350-20 - Condition Compliance. Details of archaeology (Condition 5 of H16-0008-19). Approved 12/05/20.

H16-0524-19 - Condition Compliance. Details of Archaeology, foul water disposal, site levels, construction management plan and precautions to prevent mud deposits on road (Conditions 3, 7, 8, 9 and 10 of H16-0008- 19). Approved 14/08/19.

H16-0649-19 - Condition Compliance. Details of scheme to deal with contamination and ecology report (Conditions 6 and 11 of H16-0008-19). Approved 29/07/19.

H16-0008-19 - Full. Proposed 61-bedroom care home. Approved 08/04/19.

Planning Considerations

Section 96A of the Town and Country Planning Act 1990 (introduced by S190 of the Planning Act, 2008) makes it possible to apply for a non-material amendment to existing planning permissions.

South Holland District Council's "Development Control Procedure Note: Non-Material Amendments to Planning Permissions" indicates that non-material amendments will be approved subject to the following criteria being met:

1.There would be no alteration to the application site boundary (red edge).
2.The amendment would not conflict with Development Plan Policies or other Government Guidance.
3.The proposal would not exacerbate concerns raised by third parties at original planning application stage.
4.The proposed change would not be contrary to a condition on the original approval.
5.The approved footprint/siting of the building will not be moved materially and will not have a material impact on a neighbour.
6.The height of the building or extension would not be increased.
7.The amendment would not result in any potential overlooking of any neighbouring property.
8.The amendments must not result in a fundamental change in the design of the building.
9.The proposal does not amount to new works or elements not considered by any Environmental Statement submitted with the application.

The criteria set out above are designed to prevent amendments being accepted that would have a detrimental impact upon neighbours or amenity in the wider public interest.

Assessing the application against the above criteria, the following is considered:

1.There would be no alteration to the site boundary.
2.The amendment would not conflict with any SELLP policies or national guidance notes.
3.The proposal would not exacerbate any concerns raised in any previous applications.
4.The change would not contradict or be contrary to any previous condition.
5.The siting of the building would not be altered, the change is purely aesthetic.
6.The height of the building would not be altered.
7.The nature of the works means no additional overlooking would occur.
8.The proposed alterations to the design are minor and would not fundamentally alter the character of the building. The change in door type would not significantly alter the appearance of the care

home and would simply allow for more convenient access. The cladding would not significantly alter the character of the structure due to the small scale of the works.
9.No Environmental Statement was submitted within this application.

The proposal conforms to the South Holland District Council's Development Control Procedure Note on Non-Material Amendments criteria and therefore can be classified as a non-material amendment.

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.