

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0695-19 **Applicant:** Mr P Turnell
Proposal: Replacement building for additional bedrooms for existing hotel / spa
Location: Woodhouse Holbeach Road Spalding
Terminal Date: 11th September 2019

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
07	Improving South East Lincolnshire's Employment Land Portfolio
09	Promoting a Stronger Visitor Economy

National Guidance

National Planning Policy Framework 2019

Section 2. Achieving sustainable development
 Section 6. Building a strong, competitive economy
 Section 12. Achieving well-designed places
 Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	1	2	0

OTHER STATUTORY BODIES	0	0	1	0
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CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for replacement building for additional bedrooms for existing hotel / spa at Woodhouse, Holbeach Road, Spalding

Site Description

Woodhouse is just on the southern side of A151/Holbeach Road coming off from the roundabout with A16. A McDonalds Restaurant and petrol station are opposite. Pomona House is a residential property adjacent to north-east. Paddock land extends further to the south.

The site has large gardens to the front of the property. The outbuilding to be replaced is located between the pathway and the southern site boundary. It is a fairly old construction made of timber and corrugated concrete roofing sheets.

History

H16-0159-10 - Erection of hotel, pub/restaurant, restaurant and drive thru restaurant with associated works - Renewal of H16-0397-04 - Refused

H16-0743-17 - Change of use from residential dwelling to C1 for use as a hotel and spa (retrospective) - Approved

Consultation Responses

Environment Agency

No objection but planning permission subject to the following condition:

"The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment, (FRA), prepared by S M Hemmings dated 29 June 2019.

- Finished floor levels of the proposed development will be set no lower than 3.4mAOD, 600mm above existing ground levels.
- Flood resistance and resilient measures will be incorporated into the development.
- A flood warning and evacuation plan will be prepared.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants"

Lincolnshire County Council

No objection.

SHDC Environmental Protection

No comment.

SHDC Licensing Officer

No objection.

County Historic Environment Officer

No archaeological impact.

SHDC Economic Development Officer

There is fully support to this application. In the representation it is said that "facilities of this kind are in short supply in South Holland, we are aware of many businesses in the district that regularly send employees, visitors, and visiting students to Peterborough and Stamford for accommodation as there is no capacity locally".

Planning Considerations

Principle of development

The site location is out of the settlement boundaries of Spalding as set out in the Inset Map 2 of the South East Lincolnshire Local Plan (SELLP), 2019. Therefore, the location is considered countryside.

Policy 1 sets out the spatial strategy and establishes that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits".

This local policy echoes Section 2 of the National Planning Policy Framework (NPPF) which states that "the purpose of the planning system is to contribute to the achievement of sustainable development". The proposed development would entail the following benefits upon the three interdependent dimensions of the sustainable development as mentioned in Para 8 of NPPF:

Economic

The proposal would contribute towards the needed supply of hospitality accommodation and make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

Social

The site is close to the built-up area of Spalding. A range of local services and facilities are in a walkable distance. There is a cycle route on Holbeach Road to the town of Spalding. Regular service to Spalding and Sutton Bridge/ King Lynn is available from two bus stops located some metres down the road. The hotel guests as pedestrians or cyclists should get across the A16 which would be hazardous given the traffic speed but, on balance, the site is still considered to be reasonably accessible to these services.

Environmental

The replacement building would be on previously developed land, hence no loss of greenfield would take place. Mitigation measures will be incorporated to the development to avoid the increase of flood risk elsewhere. No potential harmful impact is anticipated in terms of land contamination.

Taking into consideration the mentioned above, the proposed development would be based on the principles of sustainable development. It would comply with Policy 1 of SELLP and Section 2 of NPPF.

Policy 7 of SELLP aims to support proposals which assist in the delivery of economic prosperity. There is a list of employment land allocated for new businesses or extensions of existing businesses. The application site has not been listed. This policy states that "new employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings." The existing outbuilding has no merit to be reused although the replacement building would be located on previously-developed land. Therefore, the proposal is in accordance with Policy 7 of SELLP.

Overall, the principle of development for extending the existing hotel is acceptable in terms of both national and planning policies.

Layout and design

The scale, height and mass of the building would be commensurate with Woodhouse. The internal floor space would approximately amount to 197.95 square metres. 7 No. en-suite additional rooms would be provided to the existing No.9 rooms in the main building.

The form of development would not excessively differ from the existing building to be replaced. The roof of the proposed unit would be also gable pitched. The external walls however would be facing brickwork to match as closely as possible to the host building. Dark stained horizontal timber boarding would be also applied on the walls. No details have been provided with regards to the roof material. A planning condition is recommended to add to the decision to submit these details to the Local Planning Authority before the development is commenced. Despite the absence of these details, the resulting appearance would be, on balance, in keeping with the main building and the semi-rural setting.

Impact upon residential amenity

No detrimental impact upon the amenity standards of the nearest residents is anticipated. The number of guests associated with the proposed development is not excessive to create unacceptable noise and disturbance to the residents nearby.

Highways safety

The site access and site layout are sufficiently wide and spacious to allow the egress and entering of motor vehicles in a safe and convenient manner. The County Highways Authority has raised no objection to the propose development.

Conclusion

In light of considerations above, the proposed development is in accordance with Policies 1, 2, 3, 4, 7 and 9 of South East Lincolnshire Local Plan, 2019 and Sections 2, 12 and 14 of National Planning Policy Framework, 2019. It is therefore recommended to approve this planning application via delegated powers.

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.