DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1144-19**	**Applicant:**	**Network Rail (Infrastructure)**
Proposal:	Details of external materials and CCTV installation and external illumination (Conditions 3 and 7 of H16-0761-18)		
Location:	Spalding Railway Station Station Approach Spalding		
Terminal Date:	20th January 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application is a condition discharge application seeking to satisfy and therefore discharge conditions 3 and 7 of application H16-0761-18 which requested that the materials schedule and means of lighting (inclusive of CCTV units) be approved in writing by the Local Planning Authority.

Site Description

The host structure is the Grade II listed Spalding Railway Station building, which was constructed in 1848. The bridge towers upon which this proposal is, is noted in the listing description for its hipped slate roof. The area is surrounded by housing to the west and supermarkets and associated car parking. The site is not within the Spalding Conservation Area and is not within visual proximity of any further listed properties.

History

H16-0045-96

Refurbishment with minor alterations. APPROVED on 24/04/1996

H16-0044-96

Demolition of redundant portion of station footbridge. REFUSED on 18/08/1996

H16-1435-04

Repair of brickwork to stair tower on Platform 1, re-surface Platform 1 and minor associated works (retrospective). APPROVED on 08/04/2005

H16-0383-05

Installation of 2 pay and display meters, signage and re-marking of a section of the car park. APPLICATION WITHDRAWN on 12/05/2005.

H16-0514-05

Details of maintenance of closed section of platform (Condition 1 of H16-1435-04). APPROVED on 28/04/2005

H16-0359-07

Change of use of part of Railway Station (3 rooms) as radio studio, reception office and cafÃ???© for South Holland Radio. APPROVED on 10/09/2007

H16-0358-07

Change of use of part of Railway Station (3 rooms) as radio studio, reception office and cafÃ???© for South Holland Radio. APPROVED on 11/05/2007

H16-1328-07

Details of Listed Building Recording (Condition 4 of H16-0359-07). APPROVED on 30/01/2008

H16-0174-08

Details of internal security screens, doors and windows, air conditioning equipment, decorative finishes and counter to be installed (Condition 2 of H16/0359/07). APPROVED on 08/05/2008.

H16-0024-09

Alterations to existing ladies toilet on Platform 1 to provide DDA compliant WC. APPROVED on 06/03/2009.

H16-0783-09

Works to strengthen, repair and repaint the station footbridge. APPROVED on 11/03/2010..

H16-0320-10

Details of external colour scheme and grit blasting spec (Conditions 3 and 4 of H16-0783-09). APPROVED on 24/05/2010

H16-0105-12

Proposed automation of 2 existing doors to ticket hall (retrospective). APPROVED on 21/05/2012.

H16-0142-13

Conversion of first and second floors to form one two-bed and one three-bed apartments including internal alterations. APPROVED on 16/08/2013.

H16-0230-13

Replace existing double entrance door with new power operated single entrance door to ladies waiting room and conversion of female WC to accessible WC. APPROVED on 05/06/2013.

H16-0674-13

Install wi-fi access points (antennas) around the station. APPROVED on 30/01/2014

H16-0761-18

Installation of lifts to existing footbridge crossing and associated works to provide inclusive access between Platform 1 and 2 at Spalding Station. APPROVED on 19/09/2018.

Consultation Responses

None received

Planning Considerations

The supplied details of the proposed scheme of materials and details of lighting (including CCTV) are acceptable. Having reviewed the details provided, it is clear that the proposed brickwork and mortar is of a high quality and a very close match to that which is currently extant on the site. The proposed rainwater goods are metal and black in colour and the proposed paint colours (Dark Blue and Grey) for various elements of the proposal are all acceptable, being muted tones that match paintwork that exists on the site already. the various modern materials such as the steel lift door and polycarbonate canopy are non-intrusive and will have a negligible effect upon the character of the building. The various plastic light fittings and CCTV units, whilst not traditional must be considered in balance with the public benefit and need. the new lighting and CCTV units will increase security at what is a public site, all whilst being located in sensible positions and being of a small and innocuous enough design to not have a material effect on the character of the heritage asset. Therefore, the details must be considered to satisfy polices 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019), as well as Sections 12 and 16 of the National Planning Policy Framework (2019) and conditions 3 and 7 of application H16-0761-18 should be discharged.

Conclusion

As stated above, the details provided are satisfactory to discharge the condition and are in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 & 16 of the National Planning Policy Framework (2019). Therefore this application is recommended for 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.