

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H16-1257-18	Applicant:	Lidl UK GmbH
Proposal:	Erection of Class A1 food store, new access, service yard, car parking, landscaping and associated works - approved under H16-0867-17. Modification of condition 2 to allow amendments to previously approved plans and conditions 3, 9 & 10 to include site entrance improvements, landscaping and boundary treatments		
Location:	Land Of Proposed Lidl Store (Former Welland Hospital Site/Garage) Holbeach Road		
Terminal Date:	21st March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
24	The Retail Hierarchy
25	Supporting the Vitality and Viability of Boston and Spalding Town Centres
27	Additional Retail Provision
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 7 Ensuring the vitality of town centres
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report

from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

BJProposal

Erection of Class A1 food store, new access, service yard, car parking, landscaping and associated works - approved under H16-0867-17.

This application proposes the modification of condition 2 to allow amendments to previously approved plans and conditions 3, 9 & 10 to include site entrance improvements, landscaping and boundary treatments.

The application was necessitated by the discovery of a pipe easement across part of the site that needs to be accommodated in to the plans.

Since original submission revised landscaping plans have been submitted to accurately show trees covered by a TPO, and the retention of the trees.

Site Description

The site was previously occupied by the Welland Hospital and former Bettinson Garage. The buildings have been cleared from the site. The application site measures 1.04 hectares with Holbeach Road to the south alongside a number of residential properties; and residential properties to the north.

The two sites to the east and west of the site are intended to be redeveloped for residential use and are subject of a separate outline planning application (H16-0853-17- Former Welland Hospital Site). The residential and retail proposals are connected and should be seen as a comprehensive redevelopment of the wider site with all the residential units to be affordable.

The River Welland (west) and Coronation Channel (east) are situated in close proximity to the site.

The site is within Flood Zone 3. The site is not located within a conservation area and there are no listed buildings on or near the vicinity of the site. There are trees protected by a Tree Preservation Order on the site.

The site is located approximately 1.6km north east of the centre of Spalding town centre, along Holbeach Road. It is an out of centre site in retail terms as defined by the National Planning Policy Framework.

The current access to the site is off Holbeach Road. The site is easily accessible by public transport. To the east and west bound bus stops are located close to the application site, with services into Spalding town centre/rail station and to surrounding towns. The surrounding area is predominantly residential in character; however, in the immediate vicinity of the site there are a number of commercial uses including a small convenience store, a Post Office and a takeaway. Springfields Outlet Shopping Centre is located 0.4km to the north east of the application site.

History

H16-0867-17. Erection of a class A1 food store, new access, service yard, car parking, landscaping and associated works. Approved 21 Aug 2018.

H16-0911-18 - Details of improvement of Holbeach Road at site entrance, landscaping and boundary treatment (Conditions 3, 9 & 10 of H16-0867-17) Withdrawn.

H16-1186-18 Details of Archaeological Investigation (Conditions 4 and 5 of H16-0867-17). Approved. 06 Feb 2019

Consultation Responses

Cllr D Ashby. Looks ok to me

SHDC Environmental Health - No objection.

Police Crime Prevention - No objections

Considerations

As the principle of this development is set by H16-0867-17, the key issues regarding the alterations proposed are the impact on neighbouring residents, impact on trees and landscaping and highway safety.

Policy SG17 within the emerging local plan require, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. The slight resiting of this building would provide a suitable arrangement as to provide good levels of amenity. The details in relation to layout and the distance between on the site meets the requirements of SG17 of the Local Plan.

The revised plans take in to account the need to retain trees covered by a tree preservation order and indicate an acceptable landscaping plan.

Policy SG15 of the South Holland District Council Local Plan requires vehicular access into and out of the site to be safe and an assessment made as to whether the existing local roads can suitably accommodate the impact of the proposal, whether adequate parking and turning spaces exist within the site and that the needs of pedestrian and cyclists have been met. This policy is considered to carry significant weight in the determination of the application as it complies with the National Planning Policy Framework 2019 which requires all schemes to provide safe access for all.

Issues of Flood risk and drainage, contamination issues and ecology issues are covered by the host permission.

Conclusion

Grant.