

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H18-0237-25 **Applicant:** API Ltd

Proposal: Details of schedule of external materials and hard surfaced areas (Condition 7 of H18-0463-24)

Location: Bridge Hotel 4 Bridge Road Sutton Bridge

Terminal Date: 30th April 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application that provides details of external materials and hard surfaced areas (Condition 7 of H18-0463-24)

Site Description

The application site relates to the Bridge Inn Hotel which is a vacant building last used in 2008. The building has recently been purchased and subsequently this application has followed. The application site is located within Flood Zone 3 in accordance with EA Mapping systems and shown on the 2115 hazard maps to be in an area with a danger for most.

The application site is within the town centre boundary for Sutton Bridge, as well as within the primary shopping area. The building is a large redbrick former hotel. With parking located to the rear. Whilst many of the openings are boarded up, it remains clear that they were sash openings

with cill and lintel detailing.

The building is built across 4 floors which includes the basement. The side of the property is along West Bank whilst the rear faces Wharf Street. A Grade II listed building is located to the west.

Planning permission exists to convert the building into a C3 use has recently been achieved.

History

H18-0463-24 - Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units. Approved 28-01-25

Consultation Responses

Lincolnshire County Council Highways

The details submitted for schedule of external materials and hard surfaced areas (Condition 7 of H18-0463-24 are acceptable in accordance with approved drawings and details submitted with this application.

No Objections: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Planning Considerations

The condition requires:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The applicant has provided:

A schedule of construction materials
Proposed Elevation Plans

The information submitted is sufficient to discharge the said condition and the palette of proposed material would not give rise to unacceptable character harm.

On this basis condition 7 is discharged.

Conclusion

Condition 7 of H18-0463-24 is hereby discharged

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.