

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H18-0923-20      **Applicant:** Mr T Lancucki  
**Proposal:** Proposed Signage  
**Location:** Former Royal British Legion Club Gas House Lane Sutton Bridge  
**Terminal Date:** 15th January 2021

### Planning Policies

#### South East Lincolnshire Local Plan - Adopted: March 2019

02                      Development Management  
03                      Design of New Development  
30                      Pollution

#### National Guidance

#### National Planning Policy Framework 2019

Paragraph 127 of Section 12. Achieving well-designed places

### Representations:

|                            | Object | Support | No Obj. | Comments |
|----------------------------|--------|---------|---------|----------|
| PARISH COUNCIL             | 0      | 1       | 0       | 0        |
| WARD MEMBER                | 0      | 0       | 0       | 0        |
| HIGHWAYS & SUDS<br>SUPPORT | 0      | 0       | 0       | 1        |

### CASE OFFICER ASSESSMENT

#### Proposal

This is a planning application that seeks advertisement consent for proposed signage at Former Royal British Legion Club, Gas House Lane, Sutton Bridge, Spalding.

The proposal hereby presented are in conjunction with the application ref. H18-0922-20 to change of use from Class F2 (Local Community) Community Hall to Class E (Commercial Business & Service) Veterinary Practice including single front extension and new fencing.

## Site Description

The building is backland development to the terraced houses from No. 156 to 146 onto Bridge Road. Gas House Lane is an unadopted lane poorly paved that becomes narrow as it approaches the proposed site. No. 1 Gas House Lane is to the west of the proposed building. There is extant permission to develop a pair of semi-detached house which will be also accessed from Gas House Lane. The lane provides vehicular access to the rear of No. 150 and 148. To the east, a public car park and further away the cul-de-sac end of King Street. To the north, playing fields.

The building has a trapezoidal shape. The roof is flat and there is a lean-to extension on the eastern side elevation. The openings are boarded and is visibly vacant.

## History

None.

## Consultation Responses

### Sutton Bridge Parish

Supports this application.

### LLC Highways Authority

No objection.

## Planning Considerations

### Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of SELLP, 2019 goes on to say that considerations shall be met about size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. In this regard, Policy 3 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Two fascia signs are being proposed to advertise the business name and profession of the veterinary business.

The large one would measure 5 metres in width, 60 centimetres in height and 20 centimetres in depth. The smaller one would measure 1.5 metres in width, 75 centimetres in height and 20 centimetres in depth.

Both signs will be on the eastern side elevation of the building facing the public car park. The large sign will be erected on the rooftop and the smaller one next to the porch entrance.

### Residential amenity

Policy 30 of SELLP 2019 is aimed to prevent new development that causes unacceptable adverse impacts upon health and safety of the public by way of light levels, among other factors.

The top sign would be illuminated on a dawn to dusk sensor only during operating hours. The illumination would be static and up to 200 cd/m<sup>2</sup>. SHDC Environmental Health has been consulted in this regard and no objection has been raised.

### Highway safety

In line with Policy 30 of SELLP 2019. LCC Highways Authority has been consulted to ascertain whether the sign lighting is appropriate in terms of highway safety. No objection has been raised in this regard.

## **Planning balance**

No adverse impact of granting permission to the proposed signage would significantly and demonstrably outweigh the benefits, when assessed against the planning policies taken as a whole.

## **Conclusion**

The proposals comply with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly 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.