DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-1211-19**	**Applicant:**	**Mr & Mrs S Jackson**
Proposal:	Residential development		
Location:	48-50 Bridge Road Sutton Bridge Spalding		
Terminal Date:	13th February 2020		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 5 - Providing a mix of housing
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
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	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This outline application is for the proposed demolition of 48-50 Bridge Road, to be replaced with a residential development of 4 houses. The indicative proposals show four x 3 storey terraced properties, featuring a ground floor utility space (avoiding living space on the ground floor) and dormer windows at second floor.

Site Description

The site is within a highly prominent position in Sutton Bridge, visible from the central junction at the eastern end of Bridge Road, which is widely accepted as the 'main' throughway and shopping area for Sutton Bridge. Attached to 48-50 to the east is the grade II listed New Inn whose listing description reads as follows;

"Public house. Mid C18, refronted and extended early C19. Colourwashed red brick. Slate roof. Single left gable and ridge stacks. 2 storeys, 6 bays with single central pilaster buttress. Doorway with part glazed and panelled door and overlight. To the left is a single segmental arched plain sash with margin lights and to the right 3 similar segmental arched sashes. On the far right is a doorway with similar door and overlight. Above are 5 segmental arched glazing bar sashes, that over the left doorway narrower."

It is then, vitally important that the demolition process does not cause any harm or works to the neighbouring listed property without the express written consent of the Local Planning Authority.

The proposal site is also visible from the sites of several other grade II listed properties, including The Church of St Matthew and Nos. 64, 66 and 68 Bridge Road to the west as well as No.27 The Park to the south.

The extant buildings on the site were most recently used as an antiques store as well as an associated warehouse. Both of these uses have been abandoned and the buildings have become significantly dilapidated. Both buildings are widely considered to be eyesores and are detracting from the significance of the adjacent as well as surrounding listed buildings and the character of the immediate area.

The area surrounding the proposal site is characterised by a mix of commercial and residential premises and the extant buildings along Bridge Road display a wide range of architectural periods and styles.

History

None relevant.

Consultation Responses

Local Residents

A Local resident has issued an objection to this proposal, based on 4 distinct concerns;

- The lack of proposed parking spaces will lead to residents parking on the roadside and Bridge Road already suffers from off-road parking issues, which have lead to road traffic accidents, issues of access for less mobile people, pedestrians and has also led to a bus service which is often reduced due to buses being unable to pull up at the stops. 4 additional residences will exacerbate these issues.
- No provision for refuse harbours will lead to bin bags being stored on the street creating a mess and contributing to the existing issues with rats and foxes as well as creating an environmental and public health concern, as well as detracting from the visual qualities of the area.
- If water is drained onto roads or pavements it will cause safety and environmental concerns.
- 4 units is too many residences for the size of the plot and will present an overdevelopment risk.

Environment Agency

The proposed development will only meet NPPF requirements provided that the following condition is applied;

"The development hereby approved shall be carried out in accordance with the Submitted Flood Risk Assessment (ref: ECL0170) dated December 2019 and the following mitigation measures it details:

The proposed development shall have a minimum of 2 storeys with no ground floor habitable accommodation. The first floor living accommodation must be set above the highest predicted flood depth.

Reason:

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

Lincolnshire County Council as Lead Local Highways and Flood Authority

Initially when consulted the LLFA requested additional information regarding the means of drainage of surface water. The applicant applied for permission to drain into the existing surface drainage system, but this was rejected. Following this, the applicant has applied to Anglian Water to drain into the foul water drainage system and has been informed that permission could not be granted until planning permission had been obtained, although was informed that drainage would need to be attenuated if an application was to be successful.

Following this, the applicant has amended the plans to include a rainwater harvesting system to attenuate the water. Upon reconsultation, the LLFA have amended their comments to raise no objections to the proposals.

Lincolnshire County Council Historic Environment Officer

The proposal is in a prominent location, in close proximity to a number of listed properties.

The extant buildings are an eyesore and the proposals to remove them would be an enhancing factor upon Bridge Street and the wider historic environment.

It is, however, requested that the developer be required to put in place appropriate protections to ensure that the adjacent grade II listed New Inn is not harmed by any future demolition or construction works, and, if necessary is suitably supported between demolition of the existing building and any replacement's construction.

The developer is also advised that any subsequent designs submitted at the Reserved Matters stage should be accompanied with a proportionate Heritage Impact Assessment, using appropriate expertise where necessary. This should describe the significance of nearby heritage assets and in particular the contribution made by their setting. It should also explain how the detailed proposals have been designed to respond to the building's historic context to enhance or better reveal their

significance, minimising any harm, and reflecting the local character and distinctiveness of Sutton Bridge.

South Holland District Council Environmental Protection Officer

Requests the full land contamination condition.

Planning Considerations

Principle of Development

The proposal site for this residential development is within the Defined Settlement Boundary of Sutton Bridge, within which residential development is promoted. Therefore, the Principle of Development is considered to be acceptable in this location.

Design and Layout

The design and layout of the indicative plans provided is broadly acceptable. It is accepted that a development as laid out in these drawings would be an enhancement in terms of design over the extant structure. Additionally, the proposed layout is appropriate to service the proposed residential use of the site. However, following review by the Chairman's Panel, the applicant is strongly recommended to amend the plans for submission at the reserved matters application to include rear access by means of a central archway.

Heritage Impact

The local planning authority deems it to be the case that a development, as outlined in this application could have a significantly positive impact upon the surrounding historic environment. Whilst Sutton Bridge does not hold a Conservation Area of its own, this development is within visual proximity to several listed properties, is conjoined to a Grade II listed building and is in a highly prominent location within the settlement of Sutton Bridge. However, due to the conjoined nature of the extant building to a grade II listed building, the developer will need to take the greatest of care that no damage is caused to the adjacent property during the course of building work.

As the extant structure is a significant eyesore within Sutton Bridge and undoubtedly draws from the significance of the adjacent Heritage Asset. A well designed and appropriate development will be an unreserved uplift the visual character of the area and therefore the setting of the adjacent listed building.

For the reasons listed above it is determined that a proposal of this nature would ENHANCE this historic environment.

Residential Amenity

The proposed structure would not create any effect upon residential amenity of any neighbouring properties as the indicative drawings suggest a height not significantly increased from the extant structure and sits to the south of the closest residential property (Studeley House) meaning it shouldn't impact upon the East-West trajectory of the sun. Additionally, it is considered that, given the scale of the site, a plan could be offered at the reserved matters stage which does not present an overlooking risk to any neighbouring properties.

Flood risk

The environment agency has been consulted in this process and as with all developments in this area, it has been recommended that residential spacebe be restricted to above ground floor levels. The indicative drawings take this into account and the ground floor space is restricted to utility space. Provided that the development takes place according to the flood risk assessment, the development should be in accordance with Policy 4 of the South East Lincolnshire Local Plan (2019) (SELLP)

Vehicle Parking

No vehicle or cycle parking is included in the outline, indicative plans, however, given the town centre location of the development it is possible to see this site as a potential car-less development.

Additionally, the Lincolnshire County Council lead highways authority has commented, raising no concern over the potential for roadside parking at the site. Additionally, given the scale of the site and the allotted ground floor utility space, it would be possible to submit proposals at the reserved matters stage which made provision for cycle storage.

Refuse Storage

The indicative plans include provision of a bin storage space for each property in the ground floor utility space.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 10, 11, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 5, 12, 14 and 16 of the National Planning Policy Framework (2019). A delegated approval is therefore considered to be appropriate.

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.