

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0046-21 **Applicant:** M Kirk

Proposal: Change of use from Residential Institution (C2) to Residential Dwelling (C3)

Location: Pipwell Manor Washway Road Saracens Head

Terminal Date: 12th March 2021

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019).

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the change of use of Pipwell Manor, Washway Road, Saracen's

head, from a Residential Institution (C2) to C3 Dwellinghouse. There are no physical alterations to the property proposed by this application.

Site Description

Pipwell Manor (AKA Pipewell Manor House) is a Grade II listed farmhouse within Saracen's Head. The Historic England Listing description reads as follows;

"Farmhouse. Late C18. Red brick. Concrete tiled roof with brick coped gables and 2 gable stacks. 2 storeys, 5 bay front with central doorway with fluted pilastered doorcase, entablature, cornice, overlight and panelled door. Doorway flanked by 2 glazing bar sashes on each side. Above are 3 glazing bar sashes flanked by outer, single, blind panels. All openings and blind openings with segmental heads."

The property encompasses a very large, landscaped curtilage which forms a major character feature of the Saracen's Head village centre and constitutes the largest section of visible green space in the settlement. Apart from the large open space of the curtilage, the area is primarily characterised by residential properties, mostly of a late C20th - early C21st design and construction.

The building is currently unused, however, it's most recent use was as a care facility.

History

H23-0414-14

Change of use from C1 (B&B) to class C2 (nursing/care home). REFUSED on 08/08/2014

H23-0415-14

Alterations to existing internal doors, to fit smoke seals in compliance with fire regulations. APPROVED on 02/09/2014

H23-0677-15

Erection of 1.8m timber fencing around property boundary (retrospective). REFUSED on 21/11/2016.

H23-1145-18

Works to Saracen's Head TPO No. 1 1983. APPROVED on 12/12/2018.

H23-0171-19

Proposed landscaping scheme. APPROVED on 11/04/2019.

H23-0172-19

Replacement windows. APPROVED on 11/04/2019.

H23-0173-19

Replacement conservatory. APPROVED on 11/04/2019

H23-1238-19

Replace internal door to external grade and install a second. APPROVED on 20/02/2020

Consultation Responses

Whaplode Parish Council

No comment

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections

Planning Considerations

Heritage Impact

The local planning authority does not consider there to be any risk presented to the value or significance of the heritage asset. This is because no external or internal alterations are presented by this application, instead, only a change of use to residential use. As residential use would have been the original use of this property and seeing as the property is unused, it is understood that this change of use would be more authentic to the heritage of the site and also would help to find a modern, sustainable use for this site. Therefore, this application is considered to help to preserve the historic environment in accordance with Section 16 of the National Planning Policy Framework (2019).

Parking Provision

The property already has a large driveway with ample parking provision to serve a residential property of this scale. This application does not seek to amend that situation.

Planning Balance

As this is a change of use to the original nature of this site, without any alterations both internal or external, and because this proposal can be enacted without any negative effects upon local character infrastructure etc, this application is found to present only positive alterations and therefore, in this case there is nothing to balance against.

Conclusion

The Local Planning Authority considers this application to be in accordance with Policies 1, 2, 3, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 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.