SOUTH HOLLAND DISTRICT COUNCIL

Report of: Planning Manager
To: Planning Committee – 28 August 2013

(Author: Chris Crew, Principal Planning Officer)

Subject: Church Street, Holbeach

Purpose: To consider District Council Regulation 3 application H09-0465-13

Application Number: H09-0465-13 Date Received: 28 May 2013

Application Type: District Council Reg3

Description: Install mosaic to commemorate the Olympic Torch passing through South Holland (retrospective)

Location: Church Street, Holbeach

Applicant: SHDC Agent: SHDC

You can view this application on the Council’s web site at http://www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Just enter the Application Reference Number, press ‘Get the details’ and follow the links to see the documents and plans held.

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The District Council is the applicant.

2.0 PROPOSAL

2.1 The application seeks retrospective consent for the erection of a commemorative mosaic, measuring 2.525m wide by 1.313m tall and set on 0.7m tall posts, to celebrate the Olympic Torch passing through South Holland.

3.0 SITE DESCRIPTION

3.1 The mosaic is positioned behind a public bench located adjacent to the south wall of the Holbeach and District Age Concern Centre, at the centre of the Holbeach Conservation Area and adjacent to the churchyard of the Grade I listed Parish Church.
4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below clearly accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 – General Sustainable Development
Policy SG14 – Design and Layout of New Development

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 National Guidance

National Planning Policy Framework (NPPF), March 2012
Paragraph 17 – Core planning principles.
Section 7 – Requiring Good Design
Section 12 – Conserving and Enhancing the Historic Environment

5.0 RELEVANT PLANNING HISTORY

5.1 None relevant.

6.0 REPRESENTATIONS

6.1 Parish Council
Support.

6.2 District Councillors
Cllr F Biggadike – Not clear what wall it is intended to fix the mosaic to, and if not on the main street has consideration been given to the Parish Council offices (Coubro Chambers) which is on the Olympic route?

6.3 County Highways
No objections.
The location was chosen as it was felt it is the most prominent place in the town, easily visible to people travelling through town and in a central location. There is already a commemorative bench there which will sit beneath it making it a nice feature. It will also enhance the area as it is currently a blank wall. The parish offices would not be ideal due to coloration of the walls and not a central location.

7.0 MATERIAL CONSIDERATIONS

7.1 The key issue for consideration is:
- Visual impact on the setting of the Conservation Area and Parish Church.

7.2 The mosaic has been positioned in a relatively discrete location within the town centre, to the side and rear of the Holbeach and District Age Concern Centre. It is primarily visible in views north along Church Street and to pedestrians walking through the churchyard past the west door of the church.

7.3 It is not considered that the scale or design of the mosaic appear unduly prominent or detract from the special historic character or setting of either the Holbeach Conservation Area or Parish Church, but instead contributes to a sense of community and civic pride. As such the proposal is considered to accord with both local and national policies and guidance.

7.4 Whilst comments made by a District Councillor are noted, this application stands to be judged on its own merits. Whether other possible locations exist or not cannot have a bearing on the acceptability or otherwise of this application.

8.0 RECOMMENDATION

8.1 Grant Permission subject to those Conditions listed at Section 9.0 of this report.

9.0 CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Dwg nos. 1:1250 site location plan, 1:500 block plan and written specification/photographs received 24 May 2013.
   Reason: For the avoidance of doubt and in the interests of proper planning.

Background papers:- Planning Application Working File
Lead Contact Officer
Name/Post: Paul Jackson; Planning Manager
Telephone Number: 01775 764402

Email: paul.jackson@breckland-sholland.gov.uk

Appendices attached to this report:
Appendix A – Plan A