SOUTH HOLLAND DISTRICT COUNCIL

Report of: Planning Manager

To: Planning Committee – 23 October 2013

(Author: Chris Crew, Principal Planning Officer)

Subject: Whaplode Village Hall, Kirk Gate, Whaplode

Purpose: To Consider District Council Regulation 3 application H23-0762-13

Application Number: H23-0762-13

Date Received: 29 August 2013

Application Type: District Council Reg3

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

Location: Whaplode Village Hall, Kirk Gate, Whaplode

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 consent for the erection of a commemorative mosaic, measuring 2.525m wide by 1.313m tall and set 1.687m above the existing ground level, to celebrate the Olympic Torch passing through South Holland.

3.0 SITE DESCRIPTION

3.1 The mosaic would be positioned on the front elevation of the Village Hall adjacent to the north-east corner of St Mary’s church yard.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan
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 County Highways
No objections.

7.0 MATERIAL CONSIDERATIONS

7.1 The key issue for consideration is:
• Visual impact on the setting of the nearby Grade I listed parish church.

7.2 The mosaic would be located in a prominent position facing onto the junction of Kirk Gate and Church Gate.
7.3 It is not considered that the scale or design of the mosaic would detract from the special historic character or setting of the parish church, but would instead contribute to a sense of community and civic pride and add visual interest to the appearance of the Village Hall (which is not of any particular architectural interest in its own right). As such the proposal is considered to accord with both local and national policies and guidance.

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:
   1:1250 site location plan, 1:500 block plan and written specification/photographs received 13 August 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:
Plan A