SOUTH HOLLAND DISTRICT COUNCIL

Report of: Planning Manager

To: Planning Committee – 23 October 2013

(Author: Chris Crew, Principal Planning Officer)

Subject: Bridge Road/Wisbech Road, Long Sutton

Purpose: To Consider District Council Regulation 3 application H11-0809-13

Application Number: H11-0809-13 Date Received: 16 September 2013

Application Type: District Council Reg3

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

Location: Bridge Road/Wisbech Road, Long Sutton

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 0.6m 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 at the junction of Bridge Road and Wisbech Road on an area of grassed, landscaped verge.

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

5.0 RELEVANT PLANNING HISTORY

5.1 None relevant.

6.0 REPRESENTATIONS

6.1 County Highways
No objections in principle but the applicants must discuss the details with the Divisional Highways Office at Pode Hole prior to the execution of the works in the public highway as there are Public Utility Company services in this area that could otherwise be inadvertently damaged.

6.2 Public
One representation in support, which states that Long Sutton is a small but wonderful market town and we should be looking to constantly to highlight its successes.

7.0 MATERIAL CONSIDERATIONS

7.1 The key issue for consideration is:
• Design and visual impact
7.2 The mosaic would be located in a prominent position at the entrance to Long Sutton for motorists travelling towards Sutton Bridge to the West.

7.3 It is not considered that the scale or design of the mosaic would detract from the visual character of the locality, but would instead contribute 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 The relevant officer has spoken with the Divisional Highways Office to make them aware of the proposal, and any issues with buried utilities will be addressed at the installation stage.

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 September 2013.
   Reason: For the avoidance of doubt and in the interests of proper planning.

Background papers:- Planning Application Working File

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Appendices attached to this report:
Plan A