

Development Management Delegated Decision Report

B/22/0069



SUMMARY OF APPLICATION				
Application Reference	B/22/0069			
Application Type	Full Planning Permission			
Proposal	Proposed two-storey extension to Travelodge			
Location	Plot D/E, The Quadrant, Land adj to A16, Wyberton, Boston			
Applicant	Mr Burney, Burney Estates Ltd			
Agent	Mr Andrew Cooke, Dovetail Architects Ltd			
Received Date:	18-Feb-2022	Consultation Expiry Date:	07-Apr-2022	
Valid Date:	25-Feb-2022	Statutory Expiry Date:	22-Apr-2022	
Date of Site Visit:	17-Mar-2022	Extension of Time Date:	25-May-2022	
Objections received?	None.			
5 day notification record: N/A				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approved with Conditions			
Report by:	Lauren Birkwood			
Date:	19-May-2022			



OFFICER REPORT

SITE AND SURROUNDINGS:

The site comprises a parcel of land (known as plot E) and forms part of The Quadrant which is a wider development site associated with planning application (B/14/0165). Plot D comprises of a Travelodge and Plot C, adjacent to the site, comprises of a Papa John's Pizza Restaurant, a Starbucks and a car and van hire company. The site is currently vacant and is adjacent to A16 roundabout.

DETAILS OF PROPOSAL:

The proposal is for the erection of a two-storey extension to the Travelodge located at The Quadrant off the A16 in Wyberton. The extension would be located on the side elevation and would provide additional bedroom accommodation. It would be designed similar to the existing building and would be constructed in the same materials including timber cladding, red brickwork and slate for the roof tiles.

Condition 28 attached to permission B/14/0165 requires the Quadrant development to generally accord with the 'masterplan' that forms part of that application.

RELEVANT HISTORY:

B/14/0165 - Hybrid planning application (part outline, part full) for a single composite development of:

1. A new community stadium for Boston United Football Club including education, community and sports facilities (stadium capacity approximately 5,000) and 3G All Weather floodlit pitch with all details submitted in full including all of the reserved matters and a roundabout junction on the A16.
2. A new distributor road connecting the A16 with London Road, all details submitted in full and including the demolition of no's 262 and 264 London Road.
3. Re-alignment of the Towns Drain and extension to Wyberton Sports Ground.
4. Erection of upto 500 dwellings in outline with all matters except access reserved.
5. Erection of a food store (Class A1) gross floor area approximately 7,000sqm and petrol filling station in outline with all matters except access reserved.
6. Erection of commercial and leisure uses (Classes A3, A4 and A5 - restaurant, public house and hot food takeaway) with gross floor area approximately 2,200sqm, in outline with all matters except access reserved.
7. Erection of a 60 bed (approximate) hotel, in outline with all matters except access reserved.

This is an Environmental Impact Assessment application and is accompanied by an Environmental Statement in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

B/19/0050 - Application for approval of reserved matters (appearance, layout and scale) for the construction of hotel (Class C1), public house/restaurant (Class A4) and drive-thru restaurant (Mixed use of Class A1 and A3) plus associated car parks and internal roadway.

B/19/0050 NMA 1 - Amendment to condition 2 to allow internal and external alterations to Travelodge to enable increase in the number of rooms from 52 to 56.

B/19/0050 NMA 2 - Amendment to condition 2 to allow further internal and external alterations to the Travelodge.

B/20/0220 - Installation of 7 x internally illuminated fascia signs, 1 x internally illuminated totem sign, 1 x non illuminated directional sign and 11 x uplighters with blue illumination.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management
- Policy 3: Design of new development
- Policy 4: Approach to Flood Risk
- Policy 5: Meeting Physical Infrastructure and Service Needs
- Policy 30: Pollution
- Policy 31: Climate Change and Renewable and Low Carbon Energy
- Policy 32: Community, Health and Well-being
- Policy 36: Vehicle and Cycle Parking

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Environmental Health Officer – No objections.

Lincolnshire County Council – No objections. Conditions and informatives recommended including footway development.

Heritage Lincolnshire – No objections.

Environment Agency – No objections. Condition recommended for development to accord with submitted Flood Risk Assessment.

Wyberton Parish Council – No objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

No representations received.

EVALUATION:

The key material considerations in regards to this application are:

- 1) Principle of Development
- 2) Design, Layout and Impact on Character of the Area
- 3) Impact on Residential Amenity
- 4) Highways Safety
- 5) Flood Risk and Surface Water Disposal

- 1) Principle of Development

The site is within the development boundary for Wyberton and comprises the erection of a two storey side extension and alterations to an existing hotel building. Policy 1 of the South East Lincolnshire Local Plan (2011-2036) accepts such developments in principle, subject to the site specific impacts discussed below. Furthermore, the proposal is in relation to a previous development which has been approved at an earlier stage (B/14/0165 and B/19/0050). The principle of development is therefore considered acceptable.

- 2) Design, Layout and Impact on Character of the Area

The proposed two storey side extension would be sited to the north, attached to the existing Travelodge building. It would measure 21.7m by 14.2m and would have a hipped roof with a maximum height of approximately 9.3m. The proposed external materials would include timber cladding, red brickwork and cement slate roof tiles.

The extension would be contemporary in appearance and would be similar in character to the existing hotel building, particularly in form, scale and design. On this basis, and given the retail nature of the area, the development would not detrimentally impact on the character and appearance of the immediate or wider area.

It is intended to provide landscaping within the site and along the site's perimeter which would help soften the appearance of the site. No details of landscaping have been provided and this matter has been conditioned.

It is considered that the layout and design broadly accords with Condition 28 of B/14/0165 and accords with the 'masterplan' that forms part of that application. On this basis, the

development accords with the policies set out in the South East Lincolnshire Local Plan (2011-2036).

3) Impact on Residential Amenity

No representations were received during the planning process. Surrounding the site immediately are retail and industrial premises. There are residential properties on Well's Place (to the west) and Tytton Lane East (to the north). However, these are a sufficient distance away and therefore residential amenity issues such as dominance, overlooking and overshadowing would be negligible. On this basis, the development would accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

4) Highways Safety

The distributor road (Wallace Way) lies to the south and the A16 runs along the sites eastern boundary. A road (Scott Drive) runs along the sites western boundary and serves the proposed development.

The proposal is intended to provide 20 car parking spaces to serve the additional rooms. Policy 36 of the South East Lincolnshire Local Plan (2011-2036) indicates the parking requirement for retail premises, and the development accords with this requirement.

The Lincolnshire County Council have reviewed these details and have no objections to the scheme, subject to conditions. On this basis, the proposal accords with policies 2, 3, 5, 30 and 36 of the South East Lincolnshire Local Plan (2011-2036).

5) Flood Risk and Surface Water Disposal

The applicant has confirmed "it is proposed to discharge surface water from the proposed hotel extension to the existing surface water connection that has been provided for the development of Plot E. The surface water sewer discharges to the IDB network downstream of the site". This has been approved by the Internal Drainage Board as part of the previous wider proposal.

Condition 46 attached to B/14/0165 requires the submission of a Flood Risk Assessment for each phase of the development. A Flood Risk Assessment has been submitted which concludes that:

- The extension will also be set at 4.10m AOD and above the flood level.
- It is proposed that the site management register with the Agency's Flood Warnings Direct and prepare a Business Flood Plan.

The Environment Agency have reviewed this information and have no objections, subject to safeguarding conditions. The development therefore accords with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

CONCLUSION:

The proposal is for the erection of a two storey side extension to an existing hotel premises on the Quadrant development site. The principle of development is considered acceptable, including the means of access to the site.

The proposed layout, including parking provision and the design and appearance of the proposed extension are acceptable, subject to conditions regarding landscaping. The development would satisfactorily assimilate within the evolving Quadrant development. The application therefore accords with the policy requirements set out in the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2021.

RECOMMENDATION:

Approved with conditions.

CONDITIONS / REASONS	
Pre-commencement conditions?	Yes
Agreed with applicant/agent - Date:	24-May-2022
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby approved shall be carried out in accordance with the associated plans referenced:</p> <p>3606_PL801A Location Plan 3606_PL805B Proposed Site Plan 3606_PL806B Proposed Floor Plans 3606_PL807A Proposed Elevations LS24783_2 Lighting Project - Travelodge</p> <p>Reason: To ensure the development is undertaken in accordance with the approved details and to accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
2	<p>The development hereby permitted shall not be occupied before a 2.0 metre wide footway, to connect the development to the existing footway network, including a pedestrian crossing point with tactile paving at the existing Travelodge access, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway and street lighting.</p> <p>Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property in accord with policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).</p>

4	<p>The development shall be carried out in accordance with the submitted Flood Risk Assessment (by Evans River and Coastal, dated November 2021, ref: 2826/RE/11-21/02). In particular, ground floor finished floor level shall be set at 4.1mAOD.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy 4 of the South East Lincolnshire Local Plan (2011-2036).</p>
5	<p>No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The scheme shall include</p> <ul style="list-style-type: none"> a) boundary treatment b) hard surface materials c) planting schedules (species, sizes densities) d) existing trees to be retained/removed <p>All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of the extension or completion of development whichever is the sooner. Any trees, plants and grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.</p> <p>Reason: In the interests of visual amenity and design quality in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
6	<p>Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (3606_PL807A).</p> <p>Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2021.</p>
7	<p>No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic noise and vibration, and dust and air pollutants. The development shall be carried out in full accordance with the approved CMP at all times.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.