

One Station Square
Cambridge
CB1 2GA

T: 01223 368771

F: 01223 346627

Your ref:

Our ref: J0057964

David Grant
Senior Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

Thursday, 15 September 2022

Dear David

SUBMISSION OF PLANNING APPLICATION FOR INSTALLATION OF DUCTING AND EXTRACTS TO SERVE VEHICLE SPRAY PAINTING BOOTHS

Please find enclosed a full planning application for the "*Installation of ducting and extracts to serve vehicle spray painting booths*" on behalf of JJ Premium Cars Ltd.

In addition to this covering letter and the forms and ownership certificates this application is accompanied by the following:

- Location Plan
- Existing and Proposed South East Elevations
- Existing and Proposed South West Elevations
- Particulate and Solvent Release Guidance for Cyclone Booth (STL)

Description of Site and Proposed Development

The proposed development is simply to install external extract chimneys only. The Location Plan shows the site is the northern workshop formerly associated with Crowland Caravans and Camping. The extracts are located on the roof and there are no other works proposed to the side elevations of the building (hence the submission of SE and SW elevations only which should be sufficient to demonstrate their location on the building).

The workshop was formerly used for display and repair of caravans and associated paraphernalia. Crowland Caravans and Camping vacated the site in August and the site is proposed to be leased to JJ Premium Cars Ltd, an established business currently based in Peterborough which deals with the sale of second-hand premium cars. JJ Premium Cars restore and sell used cars.

Whilst the primary element of the business is vehicle sales it does also deal with restoration and also proposes to offer MOT and repair services to customers in the workshops located on the former Caravan sales site. The change of use of the site is being dealt with separately under planning application reference H02-0741-22 (which covers both the former caravan sales site and garden centre to the south east), description of development for which is "*Change of use from garden centre (use class E) and the sale of caravans and related paraphernalia (use class sui generis) to a mixed use car sales (use class sui generis)*".

and vehicle repairs and MOT service (use class B2)." As the case officer for this associated application, you will be familiar with the proposed use of the site.

JJ Premium Cars will need to install two spray paint booths and a smart repair booth within the building for painting vehicles. The extracts materially affect the external appearance of the existing workshop and therefore require planning permission.

As shown on the submitted elevation drawings, the proposals are for the installation of six extract chimneys on the roof of the eastern end of the workshop and one single extract to serve a smart repair booth on the western end of the workshop. The purpose of these is to release vapour extracted in the process of spray-painting vehicles.

Planning Assessment

Principle of Development

The principle of the proposed development should be acceptable. Whilst there are no Local Plan policies which contend directly with specific proposals of this nature, chapter 4 of the Local Plan (and policy 7) promotes development which helps to support and boost economic growth and business development within the district. Furthermore, paragraph 81 of the National Planning Policy Framework 2021 states that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt*'.

In practice this means supporting proposals for development necessary to enable businesses to operate successfully, thereby generating investment and employment. These proposed extracts are minor in nature but essential for the successful operation of the proposed vehicle sales and repair business, which in time is expected to employ up to approximately 80 full time employees and therefore should be supported in principle.

Design / Visual Impact

The extracts are basic and utilitarian in appearance being galvanised steel helix welded tubing. They vary from approximately 0.5 to up to 4m in height protruding from the roof. The existing workshop is a steel framed industrial warehouse which is basic in appearance and the chimneys would not appear out of context given the nature of the existing buildings and the site which has been in commercial use for many years. The extracts are small in scale relative to the size of the buildings on site as a whole and the site is bounded by mature vegetation which limits the visual impact from the surrounding countryside. Accordingly, the proposed development complies with SE Lincs Local Plan policy 3 (Design of New Development).

Air Quality

The accompanying "Particulate and Solvent Release Guidance for Cyclone Booth" document by the suppliers, Spraybooth Technology Limited explains that the extracts expel mainly water vapour with negligible particulate release. The extracts also have filters fitted and the technology complies with BS EN 13355. Being low levels of water vapour release there will be no material impact in terms of air quality or odour in close proximity to the extracts, nor upon the nearest residential areas, which are approx. 50m west of the site and accordingly there is no conflict with SE Lincs Local Plan policy 30 (pollution).

Conclusion

The proposed extracts are essential for the operation of the proposed business and should be supported in principle. There are no unacceptable adverse impacts in design or air quality terms and the proposed development therefore is in accordance with the development plan as a whole and we would request the support of the Local Planning Authority.

If you require any further information to validate and positively determine the planning application, please do not hesitate to contact me. My contact details are below.

Yours sincerely

Rob Preston MRTPI
Associate

E: Robert.M.Preston@carterjonas.co.uk
T: 01223346636
M: 07880201646