

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-1034-18 **Applicant:** Parnell Vehicle Consultants

Proposal: Proposed portal frame building (B1, B2 and B8), comprising 3 self-contained units (industrial)

Location: Phoenix Lane Crowland

Terminal Date: 19th December 2018

Planning Policies

Local Plan July 2016:

EC1 Major Employment Areas - Sites Allocated for Employment Use
SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 6 - Building a strong, competitive economy
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for a proposed portal frame building (B1, B2 & B8), comprising 3 no. self-contained units (industrial) on land off Phoenix Lane, Crowland. The site is within the defined settlement limit for Crowland as set out in the South Holland Local Plan (2006), and is also within a Major Employment Area and an area identified as a Major Employment Proposal.

The land is currently vacant. There are industrial units to the west and agricultural land to the east and south. Crowland Cranes is to the north but is separated by a parcel of vacant land. The main built up area of Crowland is to the east and north.

Permission was granted in 2016 for the erection of a steel framed building for B1, B2 and B8 use at the side of the site fronting on to Phoenix Lane. The proposed portal framed building would be located opposite this at the rear of the site. It would be 30 metres long, 15 metres wide and 4.5 metres to the eaves. The walls and roof would be finished in steel profile cladding to match the surrounding buildings.

Policy EC1 of the Local Plan relates to Major Employment Areas and states that permission will be granted for employment uses, provided that access and highway considerations are satisfactory and that the amenity of any nearby properties can be adequately protected. The proposed building is for B1, B2 and B8 use. LCC Highways/SUDS have not objected to the proposal and so there would be no reason to refuse the application on highways grounds. In terms of residential amenity and nearby properties, the nearest properties at present are just over 200m away. However, an application for 100 residential dwellings on the land to the east either side of Harvester Way (H02-0659-18) was recently approved which would bring residential properties in closer proximity to the site. Being mindful of the proximity of that site to the allocated employment land, the site layout shows the properties set back at the western end of the site by approx. 20 metres with landscaping and parking spaces being located in between. This is considered to be a sufficient buffer and that this proposal would not have a material adverse impact upon the amenities of residents occupying the new dwellings. SHDC Environmental Protection have no objections. It is therefore considered that the proposal complies with Policy EC1.

In terms of scale, the site is capable of accommodating the proposed building and, given that materials would match existing buildings in the vicinity and it is an existing employment area, it is not considered that it would have an adverse impact on the character and appearance of the area.

LCC Historic Environment Officer has commented that there would be no archaeological impact.

Taking the above into account, the proposal is considered to be in accordance with Policies SG1, SG14, SG17 and EC1 of the South Holland Local Plan (2006) as well as Sections 6 and 12 of the National Planning Policy Framework (2018).

The recommendation therefore is for a delegated approval.