

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H03-0057-19 **Applicant:** Pace Mechanical Handling Ltd

Proposal: Erection of new storage and office unit

Location: Pace Mechanical Handling Ltd Wensor Farm Main Road Hope Pole

Terminal Date: 12th March 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2019

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	0	1
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 erection of new storage and office unit at Pace Mechanical Handling Ltd, Wensor Farm, Main Road, Hope Pole, Deeping St Nicholas.

Site description and proposal

The site location is open countryside. A16 is approximately 180 metres to north. A track links Wensor Farm to the main highway. The farm consists of a dwellinghouse to south-west and light industrial premises with storage and office to north-east. Between both buildings there is an old barn which is currently unused and in poor state.

Pace Mechanical Handling Ltd is a growing small-scale business that provides bespoke solutions for mechanical handling and robotic palletising to clients in manufacturing and supply chains. The proposal is seeking to replace the old barn for a larger outbuilding for the provision of further storage and office that cannot be made within the existing premises.

Principle of development

The site is out of defined settlement boundaries of Deeping St Nicholas. Therefore, the property is located within the countryside.

Policy 1 of South East Lincolnshire Local Plan (SELLP) states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits".

The Local Plan supports "the re-use of previously-developed land or the conversion/re-use of redundant buildings". According to Policy 7 of SELLP new employment development/businesses or the extension of an existing business outside allocated employment sites "may be acceptable provided:

- a.the development does not conflict with neighbouring land uses;
- b.there is no significant adverse impact upon the character and appearance of the area;
- c.the design is responsive to the local context;
- d.there will be no significant adverse impact on the local highway network;
- e.there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f.proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g.there is an identified need for the business location outside of identified employment areas on the Policies Map."

These local policies are demonstrably in line with the National Planning Policy Framework (NPPF) when it comes to rural economy. The national document established that "the sustainable growth and expansion of all types of business in rural areas" should be ensured "both through conversion of existing buildings and well-designed new buildings" (Para 83.a) which is "sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable" (Para 84).

In view of that, the principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Material considerations

Scale, layout and design

The proposed building would measure approximately 20,54 metres in width, 7 metres in depth and 5.50 metres in height. The material increase in comparison with the dimensions of existing outbuilding would be predominantly in its depth (additional 5 metres) whereas the increase in height and depth would be marginal. Having regard to the adjacent buildings on the site, the proposed development would be externally commensurate in terms of scale and massing.

The absence of two different heights in ridgelines and accesses on the front elevation would make the bulk of the proposal excessive in terms of amenity. However, the canopy area at the western end will soften the perception of the bulk and there would not be adverse effect to the visual amenity of the surroundings.

The floor layout plans show the storage on the ground floor below a mezzanine office which would cover three thirds of the storage space. A staircase at the western part of the building with a door access on the front elevation would be proposed to connect both storeys. The total amount of floor space used for the light industry business amounts to 165 square metres. The main external features would comprise a canopy area on the western side elevation and a large door on the opposite elevation.

Colour coated steel cladding would be used for the external walls and roof. The windows and single panel door will be of UPVC and galvanized steel is proposed for the main door serving the storage space. With the use of these material, the resulting appearance of the development would be characteristic of industrial outbuildings which would match the existing premises in a short distance.

Impact upon the residential amenity

The dwelling is located approximately 35 metres to south-west within a plot which is heavily screened with mature tall conifer hedgerow. A 2 metre high timber closeboard fence would remain to surround all the way around the rear and western side elevations of the proposed building. Agricultural fields are found beyond the rear elevation to south-east.

Given such separation distances, the grant of permission to the proposed industrial outbuilding would not undermine the residential amenity of the dwelling occupiers.

Representations

The County Highways Authority, SHDC Environment Health and County Historic Environment has stated that no objection is made to the proposal.

No other representations has been made by members of public.

Conclusion and recommendation

The proposal has been submitted to gain extra floor space for storage and office which is unlikely within the existing business premises.

The development would replace a long-term vacant building without having a detrimental impact upon the character of the local area in terms of design and residential amenity of the occupiers in the adjacent dwellinghouse.

In light of consideration above, the proposed development is in accordance with Policy 1,2,3 and 7 of South East Lincolnshire Local Plan as well as Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application for approval.