

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H03-1120-21 **Applicant:** Sly Bros (Potatoes) Ltd.
Proposal: Proposed Office Extension
Location: Hospital Farm Main Road Deeping St Nicholas
Terminal Date: 28th December 2021

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 2021

Sections 6 & 12 of the National Planning Policy Framework (2021)

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application for a proposed office extension at Sly Bros Ltd, Hospital Farm, Main Road, Deeping St Nicholas. The proposal seeks to provide a single storey office extension that projects approx. 4.95 metres from the existing building, is 3.55 metres in depth and has a flat roof height of 2.93 metres. The building will be accessed solely from inside the existing building, and will be constructed from matching brick, white UPVC windows and will have a fibreglass flat roof. A

new level concrete area will be sited to the rear of the office. This area is already concreted, therefore it is not considered that the proposed design will impact surface water drainage in the area.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and design. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood depth or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

No relevant history.

CONSULTATION RESPONSES

Deeping St Nicholas Parish Council

No observations.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled Countryside. This section of the policy states:

"The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside."

"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."

When assessed against the above criteria the following can be observed:

Economically the proposed office will help provide short term construction employment and help a successful locally developed business to grow.

Community impacts deriving from the extended office will be continued business growth that can provide local jobs for local people.

Environmentally this development does not require the loss of any green land and will allow the business to grow within the site, without seeking development on greenfield or arable land.

This application accords with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;

8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposed extension is modest in scale and built appropriately to serve business needs. Whilst visible from the highway, it is 20 metres away from the highway at the nearest point. No trees or greenery is to be removed to facilitate this proposal. The character and appearance of the surrounding area is not considered to be materially impacted by this extension due to its modest size and distance from the highway.
2. The design of the extension is to be flat roofed and to compliment the existing buildings. The orientation of the extension is considered to be appropriate for the site and surrounding area.
3. The proposed brick is to match that of the existing building. This is considered to benefit the proposal.
4. Vehicle generation levels will not be materially impacted by the proposal. The number of parking spaces to the front of the site remains at 6 in total.
5. The proposal will not impact existing community services and infrastructure.
6. There is not considered to be an impact from noise, odour, disturbance or visual intrusion. The flat roof extension is less than 3 metres in height and will only have windows at ground floor level. The nearest dwelling on the opposite side of Main Road will be 40 metres away at the nearest point.
7. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The extension is not in a high risk flood area, and there is not a requirement to raise floor levels to facilitate this non-residential development.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;

14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposed extension is modest in scale and built appropriately to serve business needs. Whilst visible from the highway, it is 20 metres away from the highway at the nearest point. No trees or greenery is to be removed to facilitate this proposal. The character and appearance of the surrounding area is not considered to be materially impacted by this extension due to it's modest size and distance from the highway. A sense of place is not impacted by this proposal.
4. The site will remain predominately accessible by private transport, however a bus service does serve Main Road and the settlement of Deeping St Nicholas / Hop Pole.
5. The storage of bins, cycles and car parking is not impacted by this proposal.
11. There is not considered to be an impact from noise, odour, disturbance or visual intrusion. The flat roof extension is less than 3 metres in height and will only have windows at ground floor level. The nearest dwelling on the opposite side of Main Road will be 40 metres away at the nearest point and office and residential uses are generally considered compatible.
12. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood depth or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The extension is not in a high risk flood area, and there is not a requirement to raise floor levels to facilitate this non-residential development.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio

This proposal is assessed against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio. The relevant section of Policy 7 is titled Other Employment Areas and this section states:

"New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated 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."

When assessed against the above relevant criteria the following can be observed:

- a. The development does not conflict with neighbouring land uses, and serves a pre-existing potato business.
- b. There is no significant adverse impact upon the character and appearance of the area from this modest extension.
- c. The design is responsive to the local context.
- d. There will not be a 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 given the small scale of the extension on an existing site.

f. There is not an opportunity for maximising opportunities for modal shift away from the private car. However, Main Road and the settlement of Deeping St Nicholas is on a bus route.

g. There is an identified need for the business location outside of identified employment areas on the Policies Map as it will help support the development of an existing local business on an existing site.

This application accords with Policy 7 of the SELLP.

PLANNING BALANCE

It is considered that the office extension by virtue of its modest size, and location approx. 20 metres away from the highway and 40 metres from the closest dwelling, will not materially impact the character and amenity of the surrounding area. This application will help support the development of an existing local business, which is supported by the NPPF. This application is considered to satisfactorily accord with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.