Your ref: PP-07943321
Our ref: 641 14 JDS MAG

25 June 2019

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Please treat this letter as supplementary information

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

GEORGE BARNSDALE AND SONS LTD
APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION FOR OUTSIDE STORAGE ON PART OF THE CONCRETE APRON AND ADJOINING REAR HARDSTANDING ON LAND TO THE REAR OF THE RESEARCH AND DEVELOPMENT BUILDING
AT 24-30 HIGH STREET, DONINGTON, SPALDING PE11 4TA

We are instructed by George Barnsdale and Sons Ltd to submit this application for retrospective planning permission for outside storage use of part of an area to the rear of its Research and Development (R&D) Building and adjacent to the existing timber store at its High Street, Donnington premises. The application site is used for the outside storage of finished goods waiting despatch, bags of briquettes (during the summer) and packs of timber.

In May 2016, planning permission (H04-0268-16) was granted to George Barnsdale and Sons Ltd for an extension to its existing wood store building – itself a previous extension. Having commenced the development of the 2016 extension by laying the foundations and concrete floor, the subsequent period of economic uncertainty has discouraged it from completing the building. Part of the floor area and part of the adjoining tarmacadam surfaced hard standing have subsequently been used together for outside storage as set out above. It is our client's intention to complete the approved timber store as and when the economic circumstances allow.

The application site, the timber store and the R&D building are together located to the rear of the former Black Swan Public House, which, with its car park and additional land, was acquired by our client in 2013 and is now used by it as offices.

Please find set out below the Design and Access Statement in regard to this application.

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Use and Amount
This application will regularise the use of this limited area of our client's High Street business premises for outside storage of products and materials, which is commensurate with the wider industrial use of the site.

The proposal will provide 310m^2 of outside storage at the rear of a large staff parking area behind the existing offices (formerly the Black Swan Public House).

Appearance
The goods/materials in outside storage will be located at the rear of an extensive parking area adjacent to larger manufacturing buildings and will not be readily visible from public vantage points beyond the site boundary. Additionally, the outside storage is also partially screened by an existing 2m high screen fence adjoining the entrance to the car park and attached to the west end of the office (formerly public house). A further section of 2m screen fencing is proposed to be attached to the north west corner of the R&D building and will further restrict, if not wholly, any views of the outside storage by members of the public passing along the footway on the north side of High Street.

Landscaping
Existing hedge and tree planting along the eastern boundary of the application site will screen any longer views of the outside storage from the east, while the existing industrial complex to the west of the entrance to the car park screens views of the outside storage from the west.

Access
Vehicular and pedestrian access for Barnsdale staff and authorised visitors, and that to the storage area and company's staff and visitor car park is from the existing access off High Street, which will remain unchanged.

Heritage Impact Assessment
The application site lies inside the Donington Conservation Area although the rear portion of the overall manufacturing site lies beyond it. The closest Listed Buildings are Mansfield House (Grade II) to the west of the site on the southern side of High Street and the school buildings of the Thomas Cowley School to the east. There is no intervisibility between Mansfield House and the proposal and the school playing field lies between the school buildings and the proposal. Having regard to the distance between the school buildings and the proposal together with the fact that the proposal is largely lost within the existing group of buildings in the complex, there is no impact on the Listed Buildings.

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The National Planning Policy Framework requires a proportionate approach to be taken when assessing the impact of proposals on designated and non-designated heritage assets. We have consulted the Heritage Asset Register and assessed the proximity of the designated heritage assets and concluded that there will be no impact arising from this restricted change of use located within an existing manufacturing complex.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

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