DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-0786-19**	**Applicant:**	**KDH Projects Ltd**
Proposal:	Free standing temporary storage shelter.		
Location:	Millfield Road Donington Spalding		
Terminal Date:	4th October 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

Sections 6 & 12 of the National Planning Policy Framework (2019)

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full application for a free standing temporary storage shelter at Millfield Road, Donington. The proposal seeks to provide a shelter without foundations that is sited 2 metres from the side

boundary and 4 metres from the front boundary. The shelter is constructed from Sandwich Panel Walls - RAL 9006, with a white PVC roof. The structure measures 20 metres in width and 10 metres in depth, with an eaves height of 4.2 metres and a maximum ridge height of 5.82 metres. A roller shutter door and a standard door are located on the elevation facing the concrete yard.

The shelter is for the secure storage of food refrigeration parts for KDH Projects.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by modest industrial buildings of varying ages and design.

History

H04-0904-78

Full - Erection of factory including office and ancillary works with formation of road, car parking and hardstanding areas at Advance factory Unit - Approved -10 October 1978.

H04-0379-80

Full - Use of land for industrial development at Station Street - Approved - 04 June 1980.

H04-0799-83

Full - Continuation of use of land for siting of portakabin for office use - Approved - 01 December 1983

H04-1152-02

Full - Extension to industrial unit - Approved - 10 December 2002

H04-0868-15

Full - Proposed new storage sheds - Approved - 28 October 2015.

Consultation Responses

Environmental Protection Officer

No objections.

County Highways & SUDS Officer

No objections.

Planning Considerations

Principle of development

The principle of a storage shelter in this acceptable and will help to maintain the economic security of a local business. This is in accordance with guidance contained within Policy 7 of the South East Lincolnshire Local Plan, 2019 and Section 6 of the National Planning Policy Framework, 2019. There is not considered to be any impact on the amenity of site users, adjacent businesses or highway safety.

Conclusion

In light of the above considerations the proposal is considered to be in accordance 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, 2019.

A delegated approval is considered to be appropriate.

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.