

PRE-APP INFORMATION DOCUMENT

For

PROPOSED COMMERCIAL BUILDING AND ASSOCIATED EXTERNAL WORKS

At

**HARVEY'S BARN
DAY'S LANE
DONINGTON
PE11 4XT**

For

MR. ANDREW NICHOLL-SMITH



PRE-APPLICATION ADVICE ISSUE



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Application Summary

- This application seeks pre-app advice in respect of the construction of a commercial building together with associated external works.
- The site is that of Harvey's Barn which is an existing operational business. The new building will provide additional capacity to complement the site. This will also provide capacity for the existing business to expand into over the coming years.
- The site is in the countryside however it is an existing employment site that has operated as such for several decades.
- SHDC granted planning approval to construct a significant extension to the rear of Harvey's barn on this same land in 2015 (H04-0547-15) though that approval was not implemented at the time. That extension was of similar size to the footprint of the building now proposed.

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Introduction

In June 2024 Oglesby & Limb Ltd were commissioned to undertake a feasibility study to assess the potential to develop the rear section of the Harvey's Barn site on Day's Lane in Donington. The site has been in use for employment for many years and has operated successfully over that time. The owner now wishes to construct additional commercial floor space on the rear of the site. The additional floorspace will require some extra parking, so associated external works are also proposed.

The accompanying enquiry has therefore been prepared on the above basis and seeks to obtain the informal views of the Council to establish whether there is potential to gain planning approval for the development as proposed.

The submission comprises this report together with a site location and block plan, and conceptual development drawings.

Site Analysis

Location

The site is located to the west of the junction of Bicker Road (A52) and Days Lane, 1250m north-west of the village of Donington in Lincolnshire. The full extent of the site is indicated on the site location plan within the drawing pack. The site area is stated within the planning application form. The site can also be located via the following means:

Nationally recognized references:

Grid reference:	TF 21608 36629
Easting / Northing:	521608, 336629
Latitude, Longitude (degs, mins, secs):	52°54'48"N, 000°11'35"W
What3Words:	obtain.round.downsize

Refer to drawing A1743-01 for the location and extent.

Size and topography

There is a shallow slope across the site running down from south-east to north-west, of circa 500mm or less. The site proposed for development is roughly trapezoidal in shape and extends to approximately 2475m² (excluding the area already occupied by Harvey's barn and the land east of it). The south-east to north-west dimension varies between 48m and 73m and the north-east to south-west dimensions varies between 44m and 55m.

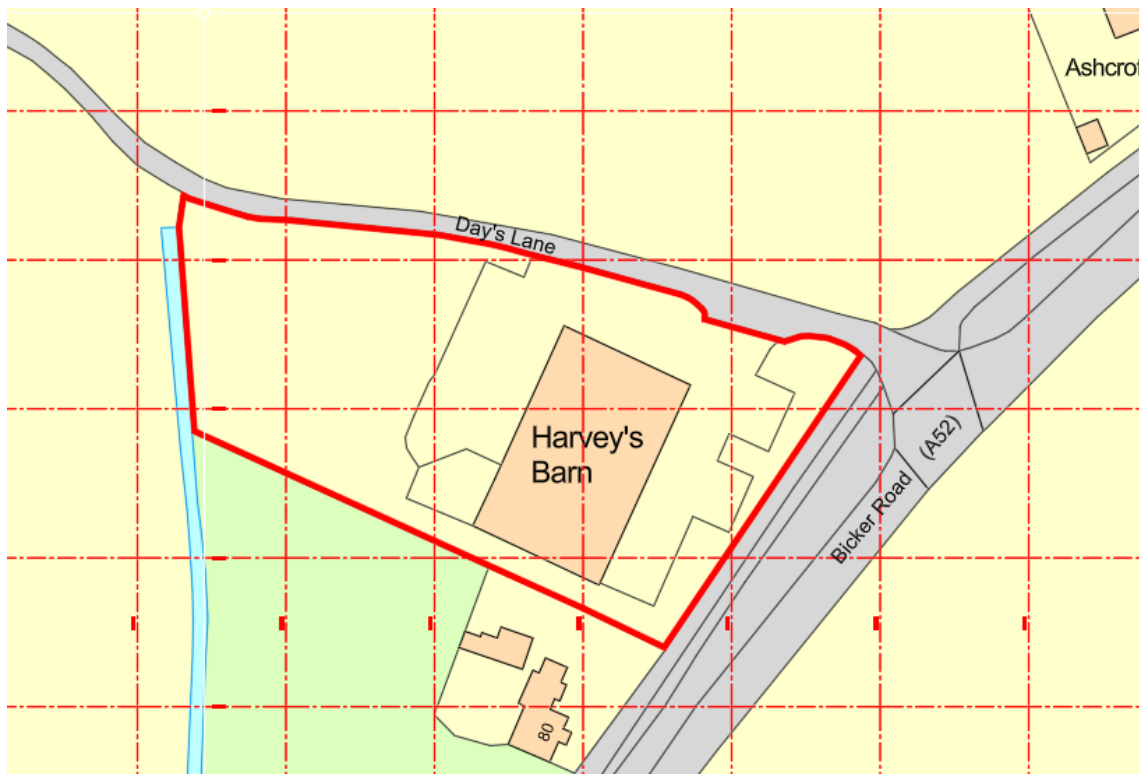


Fig. 01 – Site location plan

Access to the site

Access to the site is along its north side, directly from Day's Lane (fig. 02). There are concrete access points both to the front and rear of Harvey's Barn. Additionally, the site enjoys an open boundary all along its frontage to Day's Lane. Day's Lane is a two directional road of limited width, though it widens considerably in the vicinity of Harvey's Barn. There is a good junction where Day's Lane joins Bicker Road, so access to the highway network is very good.



Fig. 02 – View of Day's Lane looking west

Site Boundaries

Considering the boundaries of the Harvey's Barn site as a whole:

The north boundary of the site is the south edge of Day's Lane (fig. 03 & 04). This is an open boundary. The east boundary runs along a grassed area at a slight angle to the north-west side of the A52 (fig. 05). This is again an open boundary. The south boundary divides this site from the adjacent residential property (fig. 06). This boundary is currently defined by a timber post and rail fence approximately 1m high together with intermittent shrubs and planting. The west boundary is formed by a small drain, again this being an open boundary. The site itself is mainly soft surfaced, though it has previously been used for storage and portacabins etc. Refer to site plan for exact location of all boundaries.



Fig. 03 – North boundary – open to Day's Lane.



Fig. 04 – North boundary –open to Day's Lane.



Fig. 05 – East boundary – defined by fence and hedging



Fig. 06 – South boundary – defined by hedging and fence.

Views into and across the site

There are publicly accessible views into the site from the north and west along Day's Lane (fig. 07). There are also open views from the east along Bicker Road though the site is largely obscured by Harvey's Barn (fig. 08). Distant views from the south are obscured by the adjacent residential property and trees south of the site.



Fig. 07 – View across site from north-west.



Fig. 08 – View from east obscured by Harvey's Barn

There are no views through the site from the east or south as they are obscured by buildings and trees.

There are no significant views out from the site.

Use and development of the site

No detailed historical information for the site is available. From its location and appearance, it is known that Harvey's Barn was originally utilized for agricultural purposes. The building was completely refurbished in 2011 / 2012 and those works revealed redundant heater ducts within the floor and structural reinforcement (in the form of timber sleepers between steel columns) to the lower section of the external wall. This would suggest that the building was used to store grain. In 2011 / 2012 the building was stripped and completely reclad, it was also extensively remodelled and refurbished internally. This represented a very significant investment and improvement in the whole site and reestablished it as an employment site for a successful business. Since 2012 the business and site has prospered, and that also looks set to be the case for the current occupier.

Planning History

In 2000, an application was made seeking approval to convert the then agricultural grain store to a plant for the fabrication of windows and conservatories. Approval was granted by SHDC on 08.12.2000 under reference H04-1157-00. The building was then used for this purpose until the resident company went into administration and vacated the site.

Decisions on subsequent applications for this site were then issued as follows:

H04-0016-02	-	App. for 4no. free standing signs	-	Refused 11.02.02
H04-1238-05	-	App. for cont. use of Portakabins	-	Approved 23.11.06
H04-0821-10	-	App. for cont. use of Portakabins	-	Approved 10.11.10

The first two applications were made by Conservatories and Windows Direct in connection with their business. The latter was made by Wenman Design Solutions Ltd. following vacation of the site by the former owner.

The Nicholl-Smith Group SIPP purchased the site in 2011 and planning approval for Change of Use from a window fabrication plant to B2 (General Industrial) was granted on 27th July 2011 under SHDC reference H04-0425-11. This approval was implemented shortly after, and the building was entirely refurbished and re-clad to be tenanted by Hortic Express Ltd. The material specification for the external walls was approved under SHDC reference H04-0769-11 on 27th October 2011. In 2013 approval was granted to a change in operating hours and days, this was approved under reference H04-0071-13. This was followed by an application for continued use of 3 temporary buildings on the site of the current proposal, which was approved under H04-0917-13. The 3 portacabins occupied the area that is now proposed by development. They were in a dilapidated state and were subsequently removed from site by the applicant. This action created a significant improvement in visual appeal of the whole site.

In 2015 an application was submitted to extend Harvey's Barn into the site now being considered. This application was granted approval under SHDC ref H04-0547-15. This granted approval for a further 569.2m2 of B2 General industrial space, though this was not implemented at that time and has since expired.

Aside from the above there is believed to be no other recent planning history.

Streetscape / planting

Planting and tree growth in the vicinity of the site is as would be expected within a primarily agricultural area. Tree growth on the site is limited to a small number of semi-mature trees along the eastern frontage bordering Bicker Road. There are further trees on the residential site to the south. The site itself is covered with grass, though there is gravel within the grass in several areas, this being the remains of the hardcore bases where the portacabins previously stood.

The streetscape is completely open, largely comprising detached buildings within an open, agricultural landscape.

Amenities

Donington is a village within the district with a full range of amenities. A full list is not provided here, although virtually all facilities fall within 1.5 miles of the site and are generally accessible on foot or cycle.

Context - general development

There are few buildings in the immediate area of the site. There is a house to the south side of the site, but the areas to the immediate north, east and west are open and agricultural in use (cultivated fields).

Architectural context

There is no strong architectural context in the vicinity of this site. The warehouse itself is a timber structure, clad externally with colour-coated profiled metallic sheets (fig. 09). The dwelling to the south is of traditional construction of brick beneath a hipped roof with chimneys to both end walls (fig. 10).



Fig. 09 – Harvey's Barn following the 2012 works.



Fig. 10 – Dwelling adjacent to the south.

Materials

The warehouse is a structure that is specific to this site and does not relate particularly to anything within its context (due partly to the fact that there is very little built development). The existing cladding material is coloured-coated profiled metal sheet (in Moorland Green with Merlin Grey Trims and a Goosewing Grey roof) which is a common material for buildings of this type.

The only other buildings in the vicinity of the site are residential in nature and these are generally distant from Harvey's Barn. Their materials of construction are therefore seen as being largely irrelevant. Study beyond these limits would appear to be of little value.

Architectural Features

As with materials, there is limited scope for comment. The exterior of the warehouse was greatly improved in 2011/2012 when the asbestos sheeting was removed and replaced with a modern cladding system. At the time an office suite was introduced and along with this a glazed entrance was provided at the north-east corner. The building is however 'functional' in type and is therefore configured to suit a specific purpose.

Site Appraisal

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings the following statements relative to the site are believed true.

1. The site is very well suited for industrial use and its success in this respect has been proven by Hortic Express Limited thriving as a business commencing in 2012. The site is now occupied and operated by Royal Brinkman.
2. Vehicular and pedestrian access to the site is good and has proven suitable since 2012.
3. The external appearance of the building was improved dramatically in 2011 / 2012 and now presents a tidy and attractive site.
4. The area to the north-west of the building remains under-utilized and is in an unmaintained condition that benefits neither the site nor the surroundings.
5. The undeveloped land area to the north-west of the building is of significant size and is more than capable of accommodating a building to provide additional B2 industrial space. Any new building located here would be largely concealed from the Bicker Road frontage, it would also be distanced from the residential dwelling to the south.
6. Considering over-shadowing, any building to the north-west of the existing building would be of no detriment to the neighbouring residential site as this lies due south.
7. From a privacy perspective, any building to the north-west of the existing building would present no issues as it would not have windows to the south side where the only close neighbour is.
8. Approval has previously been given for additional B2 use on this site, though the approval has since lapsed.

Design Statement

The following statements are made to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.

The proposal is for a new B2 industrial building on the rear section of the Harvey's Barn site.

Justification:

This location works well relative to the existing building. The new building will be largely concealed from the road frontage and would have limited impact upon the neighbouring residential property to the south.

Statement 2.

It is proposed that the new building be constructed in materials that will largely match the existing building.

Justification:

This appears logical aesthetically and will ensure that the buildings across the site have a consistent and well considered appearance.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The existing site use is B2 general industrial, and this is also the case for the proposal. In essence the proposal is more of the same.

Amount

The proposal looks to provide a new building of similar area to that which was previously approved.

Layout

The proposals place the new building on at the north-west side of the site. This is logical to maximize access from Day's Lane via the existing access points.

Scale

The footprint of the proposed building is very similar to that of the extension that was previously approved. The height of the building will be limited to 6m clear internally, which is standard for a building of this type.

Landscaping

There are some opportunities to introduce landscaping on this site and this will be explored further before formal application stage.

Appearance

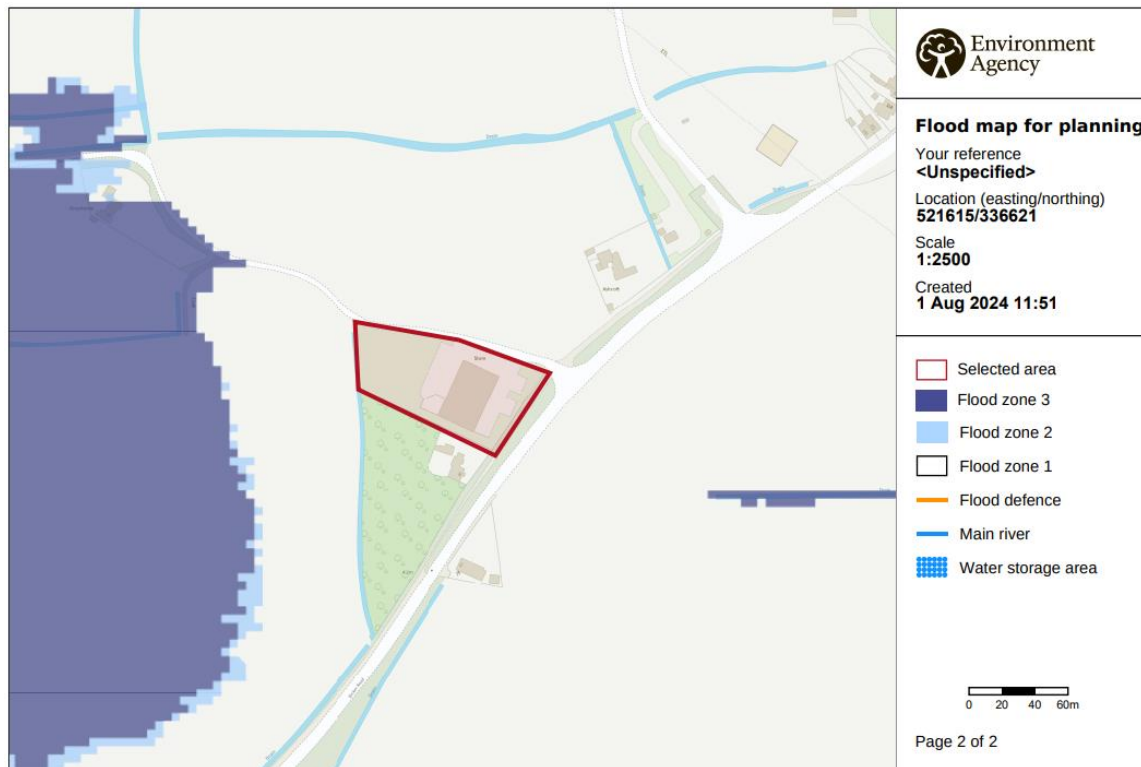
Concept elevation proposals are included as part of the application drawings pack, but essentially the design will follow a theme already created by Harvey's Barn.

Demolition statement:

The development of this site would not require any demolition.

Flood Risk Assessment:

The Environment Agency's Planning Flood Risk Map indicates that this site is entirely in flood zone 1. A site-specific flood risk assessment would not therefore be required should the project progress to full application stage.



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Fig. 09 – Map from Environment Agency website indicating site within Flood Zone 1.

Heritage Statement

The site is not known to be of any historic interest and therefore no further statement has been prepared at this stage.

Overall Summary

The foregoing report sets out the characteristics of the site and attempts to provide SHDC's Planning Department with information to assist it in considering the feasibility of potential development.

In summary, the use of the site is already B2 General Industrial, and the proposal seeks approval for more of the same in the form of a new building together with associated external works. There is a successful business operating on site and employing people which will need additional capacity in the near future. Approval was granted previously for an extension providing roughly equivalent area, though this was not implemented.

An opportunity exists to create additional B2 floor area on site which will promote continued business and employment locally on a site that is already in B2 use. The site is also in flood zone 1.

END