

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-1276-18 **Applicant:** Dejex Supplies Ltd
Proposal: Proposed building for use as dry storage area
Location: Unit 5 Millfield Road Donington
Terminal Date: 28th February 2019

Planning Policies

Local Plan July 2006:

EC3 Existing Employment Areas/Premises
SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

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	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a proposed building for use as a dry storage area at Unit 5, Millfield Road, Donington.

The building would be 22m long by 15m wide and would be located immediately adjacent to the existing unit on the site, which is of a similar footprint. It would be finished in green steel sheet cladding to match the existing cladding to the front elevation of the existing unit, with white PVC roof. The ridge height would be approx. 6.63m with the eaves height at 4.2m. Although the building type is demountable, it is proposed to be a permanent solution.

Site Description

The site lies within the Millfield Road Industrial Estate in Donington. There are other existing commercial units to the north and east. There is already an existing steel portal frame warehouse on the site with insulated corrugated cladding. Stock is currently being stored in the open air on pallets on the site. There are residential properties to the east and south. The eastern and southern boundaries are defined by closeboard fencing and maintained conifer hedging.

The site lies within the defined settlement limits for Donington in the South Holland Local Plan (2006), as well as the settlement boundary for Donington in the South East Lincolnshire Local Plan (Publication Version, March 2017) (SELLP). It is also within an area identified as an Established Employment Site in the SELLP.

Representations

LCC Historic Environment Officer - No archaeological impact.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

SHDC Environmental Protection - No objection.

Public -

- Question whether the existing eastern boundary fence (erected when the original unit was built) will be extended south.

Material Considerations

- Principle
- Impact on character and appearance of the area
- Residential amenity

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Principle

The site lies within the defined settlement limits for Donington in the South Holland Local Plan (2006), as well as the settlement boundary for Donington in the South East Lincolnshire Local Plan (Publication Version, March 2017) (SELLP). Development in this location would therefore, in principle, be acceptable.

Policy EC3 relates to existing employment areas and premises and states that proposals for new development within existing employment curtilages will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside. Assessing the proposal against this, the proposed development would not intrude into the countryside as it is within the existing built-up area of Donington. It would also not have an adverse environmental impact as it is to be used as a dry storage area only and is within an existing employment area meaning that it would not have an adverse impact on the character and appearance of the area. Lastly, as the site is within an existing employment area and the building is to be used for storage, it is not considered that the proposed building would generate a material adverse impact in terms of traffic movement.

The site is also within an area identified as an Established Employment Site in the SELLP. The intention is that Established Employment Sites should be protected for new B1, B2 or B8 development/re-development because of their important role in the economy. The proposed development would be in accordance with this.

Impact on character and appearance of the area

The site is within an existing employment area and the proposed building would be in keeping with such a location in terms of its design. The building would be similar in scale to the existing unit on the site and the proposed materials of construction (green steel sheet cladding) would match the existing front elevation of that unit. This is acceptable.

Residential amenity

There are residential properties to the east and south, however it is not considered the use of the proposed building for dry storage would have a material adverse impact on residential amenity. The new building would be mostly screened from the property to the east by the existing trees and would be no nearer than the existing unit. Furthermore, it would be set away from the southern boundary (at least 13m away) so overall it is not considered that it should have an overbearing effect or result in a material loss of light.

As there is existing boundary hedging in place it is not considered that requiring the applicant to extend the existing fencing on the eastern boundary southwards would be reasonable.

Conclusion

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14, SG17 and EC3 of the South Holland Local Plan (2006), Policies 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 (2018).

The recommendation is therefore for a delegated approval.