SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 12 January 2022**

(Author: **David Gedney - Senior Planning Officer)**

Purpose: **To consider Planning Application H05-0982-21**

Application Number:	H05-0982-21	**Date Received:**	20 September 2021
Application Type:	FULL		
Description:	Proposed agricultural produce store - re-submission of H05-0851-20		
Location:	Mill House Farm Roman Bank Fleet		
Applicant:	Mr G Franklin	**Agent:**	Robert Doughty Consultancy Ltd
Ward:	Fleet	**Ward Councillors:**	Cllr P E Coupland

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H05-0982-21

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The application raises contentious issues that warrant consideration by Planning Committee.

2.0 PROPOSAL

2.1 Full planning permission is sought for the erection of a new building (some 2128 sq metres) for the storage of agricultural produce, and in particular potatoes.

3.0 SITE DESCRIPTION

3.1 The site is part of Mill House Farm, which is a large modern agricultural produce storage base consisting of an existing range of purpose made buildings which provide cold storage for third party agricultural produce and for the applicant's own produce, together with grading equipment. Vehicular access is off Roman Bank.

3.2 Mill House (grade II listed) is situated to the south fronting onto Roman Bank, including outbuildings/stables at the side and rear of the property. A house (Mill House Farm) is located immediately opposite. A bungalow (Mill Lodge) is situated some 100 metres to the west. Smiths Farm is approximately 300 metres to the east.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019

01Spatial Strategy
02Development Management
03Design of New Development
04Approach to Flood Risk
07Improving S E Lincolnshire's Employment Land Portfolio
28The Natural Environment
29The Historic Environment
30Pollution
31Climate Change and Renewable and Low Carbon Energy
32Community, Health and Well-being
36Vehicle and Cycle Parking
APPENDIX 6Parking Standards

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 2. Achieving sustainable development.
Section 3. Plan making.
Section 4. Decision making.
Section 6. Building a strong competitive economy.
Section 8. Promoting healthy and safe communities.
Section 9. Promoting sustainable transport.
Section 11. Making effective use of land.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.
Section 16. Conserving and enhancing the historic environment.

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H05-0851-20 - Full - Erection of building for storage of agricultural produce and/or agricultural machinery - Withdrawn 26 February 2021.

H05-0063-21 - S191 LUC - Use of site for storage of agricultural produce - Approved 15 March 2021

H05-0474-21 - S192 - Proposed extension to existing agricultural produce store - Approved 29 June 2021.

6.0 REPRESENTATIONS

6.1 Fleet Parish Council

Objections. This planning application raises concerns at various levels not least of which is the sheer size of the proposal and its probable, but real negative impact on a Grade 2 listed building adjacent to the development and to its occupants who have invested heavily and rightly in their property. Added to this, the noise generated by the facility when operational and after the build, the negative impact of overlooking from a commercial build looking over a residential property and the inherent risks of fire which is worrying. The overlooking, overshadowing is a real concern. Doubtless, there will be smell issues, (the nature of the business) light pollution (dust), loss of daylight, loss of privacy, vibration (heavy vehicles) and or, night activities (24-hour operation). The application if allowed will clearly cause add to the traffic issues on Low Road to the A17 which is already an unresolved ongoing issue.

Approval of this application due to its sheer size would create a precedent meaning that it would be difficult to object to similar proposals in the future. Which in turn highlights that the local infrastructure that is roads and amenities are not adequate to service such a build. The build as

mentioned would, it is believed cause extra traffic generation with access and egress issues to and from site with resulting safety concerns. It is for these reasons that Fleet Parish Council objects to this latest proposal in its present format.

6.2 LCC Highways

Does not wish to restrict the grant of permission.

6.3 South Holland Internal Drainage Board

Note that the applicant intends to discharge surface water to a watercourse, with no other means of draining the site readily available or discussed. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee.

6.4 Environment Agency

No comments.

6.5 Lincolnshire Police

No objections.

6.6 The Rt. Hon. Sir John Hayes CBE MP

I was concerned to learn about the proposed further expansion of this site and the obvious impact it will have on the amenity and character of the neighbouring Grade II Listed Building - Mill House.

Further expansion and the industrialisation of this site will lead to an increase in noise and disturbance for the residents of Mill House, who will also see the loss of enjoyment of their garden and outlook.

6.7 Public

Objections have been received from local residents on the following grounds (summarised):
- Scale and mass unacceptable and will appear even higher due to ground levels;
- Harm amenity and setting of Mill House (grade II listed) and other nearby properties;
- Site already overdeveloped;
- Visible from all directions. Harm character/appearance of the countryside;
- Proposed tree planting will not mask the building and is inadequate;
- Why can't the building be positioned elsewhere on the site away from residential properties?
- Public benefits do not outweigh the impact;
- Industrial site with 24/7 operation. Unsuitable in this countryside location;
- Noise/disturbance, odours, etc;
- Noise from grading conveyors and reversing sirens on forklifts;
- Noise and disturbance during unsocial hours;
- Overshadowing;
- Submitted information inaccurate and vague;
- No ventilation and temperature control proposed. Refrigeration chillers and fans will be necessary and would harm amenity of nearby residents in terms of noise, ventilation smells, etc;
- Where will existing ventilation equipment be positioned?
- Figures incorrect. Why state 1000 tonnes per annum when this is clearly scaled to a larger operation? If only 1000 tonnes to store why not make the building smaller;
- The proposed store in this application will have capacity of 4945 tonnes plus the 2000 tonnes capacity in the current permitted development store increases the site capacity by 77%.
- Recently counted 38 movements on one working day and 56 movements on the next working day. HGV traffic will increase even more. The site already has 3000-5000 visits per annum and this is likely to increase 50% to 4500-7500 to and from HGV movements;
- The applicant's transport figures do not reflect the actual capacity, and therefore do not reflect the actual and more realistic negative impact on the local communities and the local road networks;

- Accurate transport assessment required;
- Local roads unsuitable for additional HGV traffic;
- Already a traffic issue at junction onto the A17 from Lowgate;
- Traffic will be even greater if quick turnaround ambient store;
- External lighting will cause increase light pollution to neighbours and countryside;
- Fire risk to nearby properties.

6.8 Information from Applicant's Agent (summarised)

Mill House Farm is a large modern agricultural produce storage base consisting of an existing range of purpose made buildings which provide cold storage for third party agricultural produce and for the applicant's own produce, together with grading equipment. 1.6. The existing buildings are at capacity and therefore the need has arisen for additional agricultural produce storage.

The production of agricultural produce, and in particular potatoes, necessitates the need for storage facilities to cater for seasonal production together with storage for out of season demand.

It is therefore proposed to construct an extension to the existing buildings to create an additional 2128sqm of floorspace. There are no immediate plans to refrigerate the buildings, however, should that become a requirement, the applicant is prepared to accept a planning condition that would require details of the necessary plant and equipment to be submitted and approved prior to installation.

The applicant's farming company is registered as Mill House Farm Ltd and he farms approximately 55ha (138 acres) of land in both Lincolnshire and North Cambridgeshire. In addition to the potatoes grown by my client, potatoes are also brought in from other farms in the area, for storage and then sale to the market. The site is frequented by agricultural tractors and trailers, agricultural harvesting machinery and bulker lorries. The character of the use of the site is no different to any other modern farming business. The entire site has operated in this way for a continuous period in excess of 20 years.

We can't move the building elsewhere because existing overhead electricity infrastructure would need re-routing and require a transformer installing, the cost of which would be greater than the cost of the building. There is also the need to coordinate with the existing operation on site and avoid conflict with the existing access and vehicle movements. No food processing will be carried it.

7.0 CONSIDERATIONS

7.1 The main issues in this case are:
· Policy/principle;
· The effect upon the character/appearance of the rural locality and also the setting of Mill House, which is grade II listed;
· The likely effect upon the amenity of nearby residents;
· Highway safety;
· Other material considerations such as flood risk and drainage.

7.2 Policy/principle

7.3 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.4 Mill House Farm has a lawful use for the storage of agricultural produce, including produce brought in from other farms (ref. H05-0063-21). The application should therefore be assessed on this basis.

7.5 The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019 and is, therefore, classed as being in the countryside in planning policy terms. Policy 1 (Spatial Strategy) of the SELLP states that development in the countryside will only 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. Given that the proposed building would be used in conjunction with the existing business it would be unreasonable to locate such development elsewhere.

7.6 Policy 7 of the SELLP indicates that the extension of an existing business outside an allocated employment site will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. In this case the building is within the existing business premises and is therefore brownfield.

7.7 The above policy is in accordance with the general thrust and aims of the National Planning Policy Framework, 2021 which supports sustainable economic development and growth. Paragraph 84 indicates that LPAs should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

7.8 No objections are therefore raised in principle subject to satisfactory compliance with other development plan policies.

7.9 Character/appearance

7.10 Policy 2 of the South East Lincolnshire Local Plan (SELLP), 2019 states that sustainable development considerations should be met in relation to such matters as quality of design, size, scale, layout density and impact on the character and appearance of an area and the relationship to existing development. Policy 3 stipulates that development should complement and enhance designated and non-designated heritage assets and respect the massing of neighbouring buildings. Policy 29 (The Historic Environment) suggests that proposals that do not preserve or enhance the setting of a listed building should not be supported.

7.11 The above policies are consistent with advice within the National Planning Policy Framework, 2021. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 indicates that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.12 The proposal is an extension of existing buildings on site and covers an area of approximately 2128sqm. It is approximately 57.5m long, 37m wide, 6.8m to the eaves and 10.1m to the ridge. It would be constructed in plastisol coated steel cladding (Goosewing Grey). The applicant has indicated that the height of the building is dictated by the need to ensure maximum internal storage of 1.1m high potato boxes and to ensure machinery can operate safely inside.

7.13 The proposed building would be behind a building that is being constructed under permitted development rights (ref. H05-0474-21). The latter is approximately 10.5m from the southern site boundary adjoining Mill House (grade II listed) and the building that is the subject of this application is some 29m from the common boundary.

7.14 Mill House (grade II listed) is located to the south west fronting Roman Bank. It is an attractive early 19th Century Georgian period property constructed in red brickwork with a slate roof and is believed to be the former farm-house associated with the yard to the rear. It has a number of outbuildings/stable blocks at its side and rear, which are subservient to the principal building.

7.15 The proposal would be viewed behind the building currently under construction under permitted development rights. It would be of similar height and would be constructed in materials similar to the existing group of buildings. Only the westernmost section would be readily visible from the garden area associated with Mill House. Tree planting is also proposed within the area to the south and west of the building that constitutes permitted development, which would help soften the impact of both buildings. In addition, there is existing tree planting along the eastern boundary of the paddock to the west associated with Mill House, which would assist in lessening the impact of the proposed building.

7.16 Whilst the proposed building would cause a degree of harm to the setting of Mill House, which is a designated heritage asset, it would be less than substantial given the aforementioned factors. Under such circumstances, paragraph 202 of the Framework indicates that the harm should be weighed against the public benefits of the proposal. The Framework indicates that the planning system should help build a strong, responsive economy and that significant weight should be placed on the need to support economic growth, including businesses in rural areas. In this case, it is considered that the economic benefits of the scheme outweigh any harmful effect of the proposed development upon the setting of Mill House.

7.17 The proposal therefore accords with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework.

7.18 Residential amenity

7.19 Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

7.20 Policy 30 of the SELLP indicates that development proposals will not be permitted where, taking into account any mitigation measures, they would lead to unacceptable adverse impacts upon the health and safety of the public, the amenities of the area, or the natural, historic or built environment by way of such factors as air quality, noise, light levels and land quality and condition.

7.21 Mill House (grade II listed) is situated to the south fronting onto Roman Bank, including outbuildings/stables at the side and rear of the property. A house (Mill House Farm) is located immediately opposite. A bungalow (Mill Lodge) is situated some 100 metres to the west. Smiths Farm is approximately 300 metres to the east.

7.22 The current farming operation at Mill House Farm stores potatoes which are harvested and brought to the site using a mixture of agricultural tractors and trailers and bulk HGV's from September through to the end of October/early November each year. The proposed building would mainly be used for the storage of potatoes in large crates. They are then graded and bagged up into 25kg bags for distribution to customers on a demand basis throughout the year. The applicant has indicated that there may be grading equipment in the new building, similar to that in some of the existing buildings on site close to the neighbouring dwelling. This activity has always been carried out on site and would continue on a similar basis in the future. No processing is undertaken.

7.23 It is understood that some of the existing modern buildings on site are refrigerated and some refrigeration units presently exist along the western elevation of the existing neighbouring building to the east. The latter, if retained in situ, would be incorporated with the new building. The applicant has indicated that there are no immediate plans to refrigerate the building. However, to cover this eventuality it is recommended that a condition be attached to any permission requiring details of any refrigeration units/ fans to be submitted to and approved in writing by the Local Planning Authority.

7.24 External access to the building would be via an entrance on the north-eastern elevation facing the yard at the rear. There would also be an internal access into the building to the south. The main activity involving the loading and unloading of tractors, trailers and HGVs, the grading of potatoes, etc would either be within the building or within the yard area at the rear. This area is shielded from residential dwellings to the south and west by existing or proposed buildings. The area to be occupied by the building is currently a yard area that is presently used for the storage of crates, etc, which would cease. The nearest property to the east is some 300 metres plus from the site. The only openings on the western elevation are fire exit doors, which should remain closed, except in an emergency. This could be secured by means of a condition if permission was forthcoming.

7.25 Taking the aforementioned into account, it is considered that residents in the locality would not be affected to a significantly greater degree than at present in terms of overlooking, lack of

privacy, overbearing effect, overshadowing, dust, odour, noise and disturbance, etc. This is subject to conditions relating to such matters as noise, installation of plant and machinery, lighting, closure of fire doors except in an emergency, should permission be forthcoming.

7.26 The proposal therefore satisfactorily complies with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan in terms of amenity, subject to mitigating conditions.

7.27 Highways

7.28 Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Storage uses require 1 space per 150sqm.

7.29 The site is presently accessed off Roman Bank, with a secondary access off the private roadway that serves QV Foods. The current farming operation at Mill House Farm stores potatoes which are harvested and brought to the site using a mixture of agricultural tractors and trailers and bulk HGVs from September through to the end of October/early November each year. The Design and Access Statement accompanying the application indicates that the volume of produce equates to approximately 40 vehicle movements into the site each week over this period.

7.30 Once in storage, the potatoes are then taken out to customers on a demand basis throughout the year. Some of the potatoes arrive and leave the site using public roads and some (approximately one third) travel between the application site and the AH Worth site to the north using the existing private road that links the two sites. There is an access into the application site at the rear (north) off the private road.

7.31 In the event that additional storage is not available on site, the potatoes are currently brought to site in the normal way to be graded and then leave the site to be stored in bulk at third party storage off site. When the potatoes are needed to meet demand, they are then brought back to site to be regraded before being sent out to the customer. The proposal seeks to reduce/remove this double handling/storage.

7.32 The proposed building would provide the additional storage facility and would have the capacity to store approximately 1,000 tonnes of potatoes. It would also be used to store harvesting and grading equipment (there is no processing on site) when not in use. Again, the harvested potatoes would arrive by both agricultural tractor and trailer and by HGV bulker and some would be brought to and from the site via the private road that links the application site to AH Worth to the north. The additional vehicle numbers would equate to approximately 5-6 additional movements per week during the harvesting season and on average 1-2 vehicles per week leaving the site throughout the year. It is understood that these numbers would be 'diluted' due to direct movements between the application site and AH Worth to the north, which do not impact on the local road network.

7.33 The Design and Access Statement states that there would be some increase in traffic to the site, but it would be negligible and offset by avoiding the need to transport produce from the site to external third-party storage and then bring it back for sorting and packing prior to being sent out by the customer.

7.34 Local residents disagree with the above and have indicated that they recently counted 38 movements on one working day and 56 movements on the next working day. They therefore contend that HGV traffic will increase even more and have indicated that the site already has 3000-5000 visits per annum and this is likely to increase 50% to 4500-7500 to and from HGV movements. However, LCC Highways do not consider that this proposal would result in a severe impact regarding NPPF Paragraph 111, which advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Ample space is available on site for the parking/turning of vehicles, including HGVs.

7.35 The proposal therefore satisfactorily complies with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan in terms of highway safety and parking requirements.

7.36 Other Material Planning Considerations

7.37 Flooding - The site of the proposed building is mainly within Flood Zone 1 on the Environment Agency Maps, with only a section within the north-western corner within Flood Zone 3. However, it is within an area of "no hazard" within the South East Lincolnshire Strategic Flood Risk Assessment (2017). The proposal therefore satisfies the sequential test.

7.38 Drainage - The application states that surface water would be disposed of to a sustainable drainage system. This can be addressed by means of a condition.

7.39 Other Matters

7.40 Pollution matters can be addressed under separate environmental legislation if such issues were to subsequently arise. Fire risk also falls within the remit of other legislation. Devaluation of property is not a planning consideration and therefore carries no weight.

7.41 Planning Balance

7.42 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.43 Development Plan policy and the National Planning Policy Framework, 2021 both promote sustainable economic growth. Paragraph 84 of the Framework specifically indicates that planning policies and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

7.44 Whilst the proposed building would cause a degree of harm to the setting of Mill House, which is a grade II listed building, it would be less than substantial. In this case, it is considered that the economic benefits of the scheme outweigh any harmful effect of the proposed development upon the setting of Mill House.

7.45 Subject to mitigating conditions, it is considered that residents in the locality would not be affected to a significantly greater degree than at present in terms of overlooking, lack of privacy, overbearing effect, overshadowing, dust, odour, noise and disturbance, etc.

7.46 LCC Highways have been consulted and consider that the proposal would not have an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network.

7.47 There are no objections to the scheme on flood risk or drainage grounds, subject to conditions.

7.48 The proposal is therefore compliant with Policies 1, 2, 3, 4, 7, 29, 30 and 36 of the South East Lincolnshire Local Plan, 2019 and advice within the National Planning Policy Framework, 2021.

7.49 Conclusion

7.50 The planning balance lies in favour of the proposal for the reasons outlined above.

7.51 **Additional Considerations**

7.52 Public Sector Equality Duty

7.53 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.

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

7.55 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.

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

7.57 Human Rights

7.58 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).

7.59 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.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Application Form dated 20 September 2021;
   1185-9_PL_LP01;
   1185-9_PL_SP01B;
   1185-9_PL_SP02;
   1185-9_PL_EL01;
   1185-9_PL_PL01;
   Flood Risk Assessment by R M Associates.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), the building shall be used solely for the storage of vegetables and/or agricultural machinery and for no other purpose.

Reason: To ensure that the Local Planning Authority retains control over the future use of the building in the interests of the amenities of the locality and highway safety.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

4. The approved scheme of landscaping shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

5. Noise from fixed plant and machinery within or associated with the building shall not exceed a level of 5 dB(A) above the background noise level when measured as a L(A)eq15min at any residential boundary not within the applicant's ownership.

Reason: To ensure that there is no noise nuisance to nearby residents.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

6. Details of any external plant or equipment to be installed on the building shall be submitted to and approved in writing prior to installation. It shall thereafter be installed in accordance with the approved details.

Reason: In order to ensure that the Local Planning Authority retains control over the siting of plant and equipment, in the interests of the amenities of the locality.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

7. Details of any external illumination of the building, including details of luminance and fields of illumination, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the building. There shall be no external illumination of the building other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

8. The fire exit doors on the western elevation of the building shall remain closed, except in an emergency.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

9. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

10. Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

11. Before the commencement of the development hereby permitted beyond oversite full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2021.

12. Note: The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

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Background papers:- Planning Application Working File

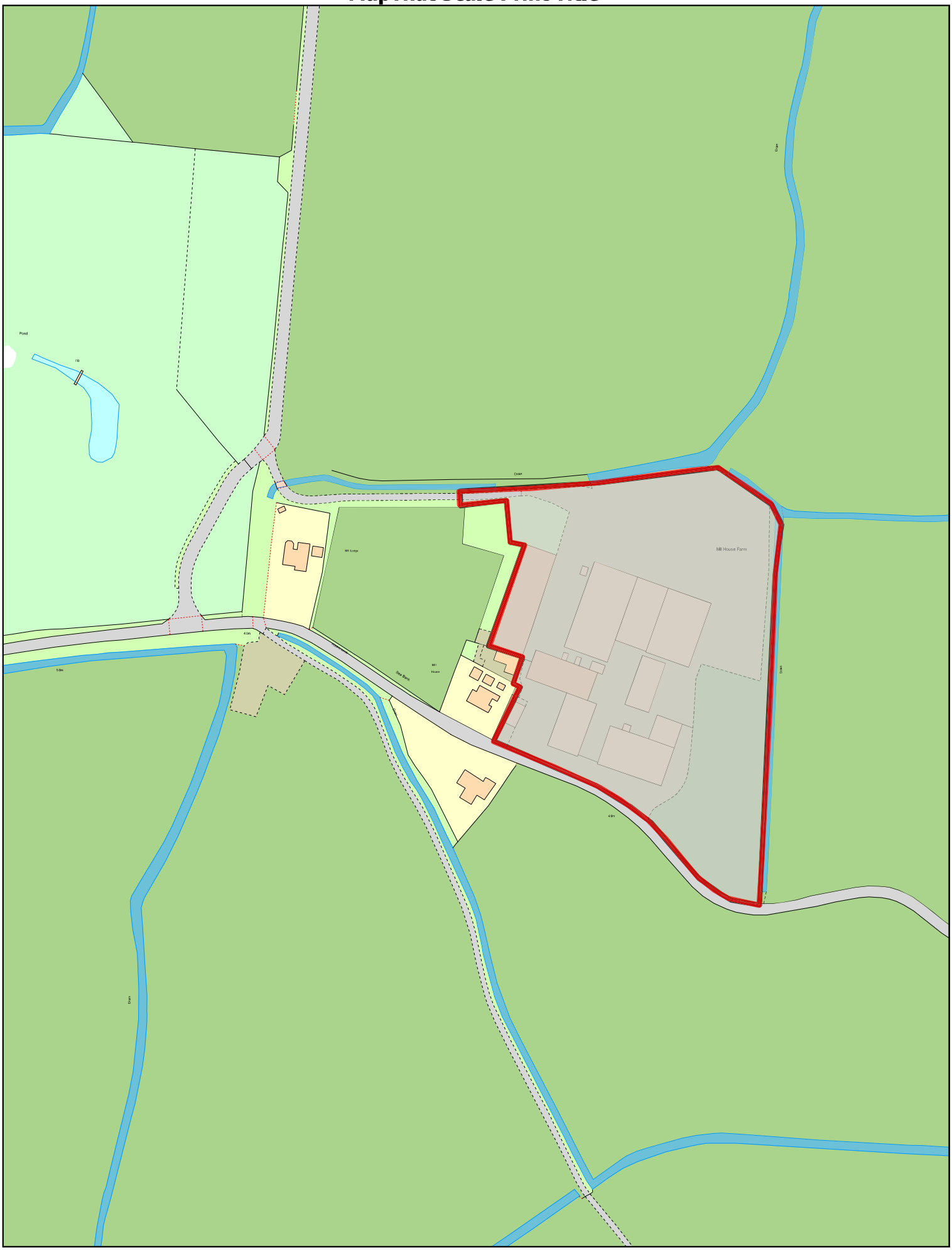
Lead Contact Officer

Name and Post:	Richard Fidler , Development Manager
Telephone Number:	01775 764428
Email	rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



SOUTH HOLLAND DISTRICT COUNCIL

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MAP SCALE 1:2500
CREATED DATE: 30/11/2021
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