

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H06-0157-23	Applicant:	AngloPlant Ltd.
Proposal:	Replacement of existing offices and workshop.		
Location:	Tilsons Yard Black Barn Main Road Gedney Drove End		
Terminal Date:	3rd May 2023		

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 2021**

6 - Building a strong, competitive economy
12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application for the replacement of existing offices and a workshop at Angloplant Ltd, Tilsons Yard Black Barn, Main Road, Gedney Drove End. The proposal seeks to provide a demolish an existing building that measures 26.835 metres in width, 12.45 metres in depth and 6.88 metres in height. The replacement office and workshop building will measure 30.665 metres in width, 18.805 metres in depth and 8 metres in height. The ground floor will contain a store / workshop wc, urinal and office. Two offices will be sited at first floor level. The building will be constructed from anthracite steel composite panels for the walls and roof. Windows and doors will be grey UPVC with a grey steel insulated slide over door on the south facing frontage elevation.

SITE DESCRIPTION

The site is outside of defined settlement limits. The surrounding area is characterised by non-nuclearized linear development of varying ages and designs. A dwelling named The Lookout is located to the south-west of the proposed building and was approved by H06-0463-21. This dwelling is in the ownership of the applicant for this application, who owns the existing Angloplant Ltd business on site. Arable fields are located further beyond to the north, west and south, with farm buildings and Tilsons Farm House to the east and south-east. Palisade fencing is located to the southern boundary, with no boundary treatment to the west and north, and a 2 metre high timber fence to the eastern boundary. The site is in Environment Agency Flood Zone 3, and in a "Danger for All" hazard zone, with a maximum predicted flood depth of 2 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes, there is not a requirement to raise finished floor levels to 2 metres to address potential flood risk. The finished floor levels will be raised 400mm to address potential flood water incgress. Surface water will be addressed via soakaway with foul sewage addressed by a septic tank.

RELEVANT HISTORY

H06-0333-14

Full - First floor extension and re-cladding of existing workshop/store - Approved - 02 June 2014.

CONSULTATION RESPONSES

Lincolnshire County Council - Highways & SUDS Officer

No objections - *"This proposal is for the replacement of existing offices and workshop and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application."*

South Holland District Council - Environmental Protection

No objections.

South Holland Internal Drainage Board

Provides surface water, foul water and land drainage guidance.

Gedney Parish Council

Support

PLANNING CONSIDERATIONS

Principle of development

The proposal seeks to replace an existing office and workshop on site. Whilst the new building is

larger, it is not significantly so, and is on the same footprint as the existing building. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. Whilst the scale, size and layout is larger than that of the previous building it is still considered to be appropriately located. No trees will be removed to facilitate this proposal. The character and appearance of the area is not considered to be adversely impacted by this replacement building.
2. The design is similar to that of the existing building and is the proposed orientation. The orientation best enables the use of the site.
3. The building will be constructed from anthracite steel composite panels for the walls and roof. Windows and doors will be grey UPVC with a grey steel insulated slide over door on the south facing frontage elevation. The existing building is of an asbestos construction and therefore the proposal is considered to be an improvement visually as well as to the health of the users of the site.
4. The existing access is not being altered and there is not considered to be a material increase in vehicular movements as a result of the new dwelling. There is ample parking space available on site. The County Highways & SUDS Officer has no objections to the submitted details.
5. The capacity of existing community services and infrastructure is not materially impacted by this proposal.
6. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is larger than the existing building but remains on a similar footprint. There is ample space to the front and rear of the site.

Overshadowing - When right to light lines are drawn there is not a material impact on the property known as The Lookout to the south-west, nor to Tilsons Farm House to the south-east.

Overlooking - There is not considered to be an overlooking impact from the ground floor windows. With regard to the first floor windows serving the two offices, the southern elevation window faces the site frontage, and the western elevation windows face the rear garden area of The Lookout. As the property is owned by the owner of the building there is not considered to be a material amenity impact from the building.

7. The site is in Environment Agency Flood Zone 3, and in a "Danger for All" hazard zone, with a maximum predicted flood depth of 2 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes, there is not a requirement to raise finished floor levels to 2 metres to address potential flood risk. The finished floor levels will be raised 400mm to address potential flood water ingress. Surface water will be addressed via soakaway with foul sewage addressed by a septic tank.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. Whilst the scale, size and layout is larger than that of the previous building it is still considered to be appropriately located. No trees will be removed to facilitate this proposal. The character and appearance of the area is not considered to be adversely impacted by this replacement building. A sense of place is not impacted by this proposal.
5. There is adequate space on site for the storage of bicycles and bins. Ample space remains on site for the storage of vehicles.
11. There is not considered to be a noise, odour or disturbance impact from the proposal. With

regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is larger than the existing building but remains on a similar footprint. There is ample space to the front and rear of the site.

Overshadowing - When right to light lines are drawn there is not a material impact on the property known as The Lookout to the south-west, nor to Tilsons Farm House to the south-east.

Overlooking - There is not considered to be an overlooking impact from the ground floor windows. With regard to the first floor windows serving the two offices, the southern elevation window faces the site frontage, and the western elevation windows face the rear garden area of The Lookout. As the property is owned by the owner of the building there is not considered to be a material amenity impact from the building.

12. The site is in Environment Agency Flood Zone 3, and in a "Danger for All" hazard zone, with a maximum predicted flood depth of 2 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes, there is not a requirement to raise finished floor levels to 2 metres to address potential flood risk. The finished floor levels will be raised 400mm to address potential flood water ingress. Surface water will be addressed via soakaway with foul sewage addressed by a septic tank.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio - Other Employment Areas

When assessed against the relevant criteria the following can be observed:

- a) The development does not conflict with neighbouring land uses and the business has been established on site for decades.
- b) The building is considered to be a visual improvement on the existing dilapidated asbestos building on site.
- c) The design is responsive to the local context and the existing use of the site.
- d) There is not a significant impact on the local highway network.
- e) This application seeks to replace and expand a building of an existing successful business on site. There is not considered to be a viability impact of delivering any allocated employment site.
- f) The proposal will minimise private car movements by providing a modern business building close to the dwelling of the business owner.
- g) There is an identified need to continue the existing business in the proposed location. This will benefit the site and the surrounding area by means of securing employment in a rural area.

This application accords with SELLP Policy 7.

PLANNING BALANCE

It is considered that by virtue of the design, use and location of the replacement building, there is not a material impact on the character and amenity of the surrounding area. This application 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, 2021.

CONCLUSION

This application is recommended for approval.

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.