

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H08-0227-21	Applicant:	HCS Cladding
Proposal:	Erection of 2 Industrial Buildings		
Location:	S M C Belchmire Lane Gosberton		
Terminal Date:	22nd June 2021		

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
30	Pollution

National Guidance

National Planning Policy Framework 2019

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

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	1	0

RESIDENTS	0	0	0	1
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CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for the erection of two industrial buildings at S M C, Belchmire Lane, Gosberton. The proposal seeks to provide two buildings that are 42.12 metres in width and 40.12 metres in depth. Unit A will have an eaves height of 4.5 metres, with a ridge height of 6.6 metres. Unit B will have an eaves height of 6 metres, with a ridge height of 8.1 metres. The portal frame buildings will be constructed from light grey cladding to match that of the neighbouring buildings.

SITE DESCRIPTION

The proposal site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying uses, ages and designs. The application site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood risk on the 2115 1% Strategic Flood Risk Mapping.

HISTORY

H08-0809-86

Full - (a) Change of use of land (agricultural to industrial) (b) Change of use of bungalow (domestic to industrial) - Approved - 03 November 1986.

H08-0067-91

Full - Extension to existing workshop - Phase 2 & erection of pattern store (Class B1 Gen Ind Use) - Approved - 12 June 1991.

H08-0677-92

Full - New office and workshop building and provision of new access - Withdrawn - 01 December 1992

H08-1236-92

Full - New offices and workshop - Approved - 28 January 1993.

H08-1272-92

Full - Open sorting shed and portacabin - Approved - 22 March 1993.

H08-0435-98

Full - A permanent travelling gantry crane facility - Approved - 29 July 1998

H08-0427-05

Full - Alterations to external elevations (new screen and windows) - Approved - 18 May 2005.

H08-1606-05

Full - Industrial development - erection of 3 industrial buildings - Approved - 27 February 2006.

H08-0914-06

Full - Extension to existing industrial building - Approved - 04 October 2006.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections.

Welland & Deepings Internal Drainage Board

"I have had discussions with Mr T Leach who is acting as a drainage consultant for the site, and I have recently informed him that the maximum surface water discharge the Board could accept into its watercourse is a total flow restricted to 5 litres per second which would be acceptable in principle as a minimum practical rate."

"Should planning permission be granted, then an application should be made to the Board which is subject to the agreement of technical details, payment of the £50 application fee as well as the relevant development contribution. All of this should be done in advance of any works on site."

"Any discharge outfall should be sited as high as possible to minimise the duration of potential submergence during wet times."

Member of the public

Potential works to trees on western boundary.
Potential noise pollution.
Potential light pollution.

Gosberton Parish Council

Concerns over increased traffic volume.

SHDC - Environmental Protection (Noise)

No objection.

SHDC - Environmental Protection Officer

No comments with respect to land contamination.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled Countryside. This section of the policy states:

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside.

In the Countryside development will 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.

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

It is considered that the addition of two buildings on site is necessary in this location. The premises operates as a timber furniture business. Economically the buildings will help a local business to

expand. A community benefit would be a growth in job as a result of a thriving business. Environmentally the buildings would ensure adequate storage space on site and eliminate any need for storage elsewhere in the district, which would necessitate vehicular movements.

The proposal accords with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale and layout is considered to be appropriate for the site. The buildings are partially shielded by tall trees on the western boundary and the nearest dwellings to the site are approximately 180 metres away. The character and appearance of the surrounding area is not considered to be impacted by this proposal.
2. The design of the buildings is to compliment the existing buildings on site. The orientation to the rear of the site is such that it should not materially impact the the character and amenity of the surrounding area.
3. The proposed materials of construction are light grey cladding to match the existing buildings on site. This is considered to benefit the application.
4. The proposed access is not being altered. There is not expected to be an increase in traffic as the proposed buildings are for storage purposes.
5. The capacity of existing community services and infrastructure will not be 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 nearest dwellings are 180 metres away, and the western boundary is shielded by established trees that are approximately 10 metres in height. It is therefore considered that there will not be an overshadowing, overbearing or overlooking impact.
7. The application site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood risk on the 2115 1% Strategic Flood Risk Mapping. There is not considered to be a surface water drainage impact from the proposed buildings as the footprints of where they will be sited are already tarmacked.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for

improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

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

1. There is not considered to be an impact on a sense of place. The buildings are sited to the rear of the site, and are shielded on the western boundary by established trees, some of which are 10 metres in height.

5. The site has more than adequate space for bin and cycle storage. The proposed access is not being altered. There is not expected to be an increase in traffic as the proposed buildings are for storage purposes.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion, the nearest dwellings are 180 metres away, and the western boundary is shielded by established trees that are approximately 10 metres in height. It is therefore considered that there will not be an overshadowing, overbearing or overlooking impact.

12. The application site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood risk on the 2115 1% Strategic Flood Risk Mapping. There is not considered to be a surface water drainage impact from the proposed buildings as the footprints of where they will be sited are already tarmacked.

The proposal accords with SELLP Policy 3.

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

This proposal is assessed against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio. The relevant section of Policy 7 is titled Other Employment Sites and this section states:

"New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:

- a. the development does not conflict with neighbouring land uses;
- b. there is no significant adverse impact upon the character and appearance of the area;
- c. the design is responsive to the local context;
- d. there will be no significant adverse impact on the local highway network;
- e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map."

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

- a. The development is 180 metres from the nearest dwelling and there is not considered to be a material impact on the amenity of the surrounding area arising from the proposed buildings.
- b. The buildings are to the rear of the site and are shielded from public view by established trees on the western boundary. Therefore there is not considered to be an adverse impact on the character and appearance of the area.
- c. The design is responsive to the local context in that it is to be constructed from the same materials as the existing buildings on site.
- d. The proposal is for the storage of goods produced on site. There is not considered to be a material impact on the local highway network.
- e. The proposal serves an existing business on site so there is not considered to be an impact on delivering any allocated employment site.
- f. The proposal cannot demonstrate that it will maximise the opportunities for a modal shift way from the private car. However, the proposal is not considered to increase vehicular movements to and from the site.
- g. There is an identified need for the industrial buildings on site as they will allow for the storage of goods produced on site.

The proposal accords with SELLP Policy 7.

Assessment against SELLP Policy 30 - Pollution

This proposal is assessed against SELLP Policy 30 titled - Pollution. This policy states:

Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:

- 1. health and safety of the public;
- 2. the amenities of the area; or
- 3. the natural, historic and built environment; by way of:
- 4. air quality, including fumes and odour;
- 5. noise including vibration;
- 6. light levels;
- 7. land quality and condition; or
- 8. surface and groundwater quality.

Planning applications, except for development within the curtilage of a dwelling house as specified within Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015, or successor statutory instrument, must include an assessment of:

- 9. impact on the proposed development from poor air quality from identified sources;
- 10. impact on air quality from the proposed development; and
- 11. impact on amenity from existing uses.

Suitable mitigation measures will be provided, if required. Proposals will be refused if impacts cannot be suitably mitigated or avoided.

Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. Proposals will not be considered favourably unless the land is, or can be made, suitable for the proposed use.

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

1. The proposal is not considered to impact the health and safety of the public due to the separation distance of 180 metres from the nearest dwelling.
2. Amenities of the area are not affected by this proposal as there will not be a noticeable increase in operations on this site.
3. The natural, historic and built environment will not be impacted by this proposal due to the rural nature of the location.
4. Any operations on site take place within the buildings on site. Therefore, there is not considered to be a material impact on air quality as a result of this proposal.
5. Any operations on site take place within the buildings on site. Therefore, there is not considered to be a material impact on noise as a result of this proposal.
6. There are no plans to add lighting on the buildings. However if any lighting is sought then the applicant is advised to contact the planning department.
7. Land quality and condition will not be impacted by the proposal.
8. Surface and groundwater quality will not be impacted by the proposal.
9. The site will not be impacted by poor air quality in the vicinity.
10. There is not considered to be an impact on air quality from the proposed development as the storage will be internal only.
11. Due to the rural, isolated nature of the application site, there is not considered to be any impact on amenity from existing uses in the vicinity.

The proposal accords with SELLP Policy 30.

PLANNING BALANCE

The proposal can be accompanied on site without materially impacting the amenity and character of the surrounding area. The proposal accords with Policies 1, 2, 3, 7 and 30 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2019.

CONCLUSION

The proposal 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.