DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0960-20**	**Applicant:**	**P C Thorold Ltd**
Proposal:	Proposed side extension for use as cold storage for agricultural use		
Location:	5 Bank House Farm Cooks Road Gosberton		
Terminal Date:	22nd December 2020		

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 2019

Sections 6 and 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	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application for a proposed side extension for use as cold storage for agricultural use at P C Thorold, Bank House Farm, 5 Cooks Road, Gosberton. The extension measures 19.488 metres in width and 30.48 metres in depth, has an eaves height of 7 metres, and a maximum apex height of 9.666 metres. Roof and vertical cladding is single skin plastisol coated galvanised weathering sheets. The colour of the cladding is goosewing grey. The building extension is located at the north of the site. P C Thorold has stated that the ground floor level of the new building will be 50mm above the existing concrete apron, which will be approximately 200mm to 300mm above the level of the field to the south.

SITE DESCRIPTION

The site is outside of defined settlement limits in the open countryside. The surrounding area is predominately rural and is characterised by agricultural buildings and occasional dwellings of varying ages and design. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H08-0094-16

Full - Proposed cold storage building for agricultural use - Approved - 14 March 2016.

H08-0414-16

Full - Proposed side extension for use as cold storage for agricultural use - Approved - 26 May 2016.

H08-0695-16

Full - Proposed side extension for use as cold storage for agricultural use - Approved - 26 August 2016.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections - Cook's Road is not a pubic highway.

SHDC - Environmental Protection Officer

No objections.

Gosberton Parish Council

No objections.

PLANNING CONSIDERATIONS

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, layout and density is comparable to the previously approved cold stores to the south. No trees are impacted by the proposal, and the character and appearance of the area is not materially altered.

2. The orientation continues the same line of the development as the previous cold stores. The design is in keeping with the cold stores to the south.

3. The proposed materials are to match those of the existing cold stores, which is considered to aid the built character of the site.

4. The proposal should not materially impact access and vehicle generation levels as it is to the rear of the existing site.

5. The proposal will not impact existing community services and infrastructure.

6. There are no immediately adjacent neighbouring land uses, so there is not considered to be a material noise, odour, disturbance or visual intrusion impact.

7. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a material drainage or flood risk impact from the proposal due to the scale of the surrounding arable land in the ownership of the applicant.

The proposal is considered to accord 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:

3. The landscape character of the area is not materially impacted as the the building is designed to match the existing cold stores to the south.

4. The site can only be easily accessed by private motor vehicle. The highway is not available to the public and is often covered in mud.

11. Due to the distances involved, residential amenity is not impacted by the proposal.

12. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a material drainage or flood risk impact from the proposal due to the scale of the surrounding arable land in the ownership of the applicant.

The proposal is considered to accord with SELLP Policy 3.

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

The relevant section of Policy 7 is titled - Other Employment Sites. 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 criteria the following can be observed:

a. The development does not conflict with neighbouring land uses which are predominately agricultural.

b. There is considered to be a material impact on the character and appearance of the area.

c. The design is in keeping with the modern agricultural buildings in the vicinity.

d. There is no impact on the local highway network.

e. There is no impact of the viability of delivering any allocated employment site, as the building is to support the existing business on site.

f. The proposal does not impact levels of private car use.

g. There is an identified need for this new building at at P.C. Thorold which is a successful local business.

The proposal is considered to accord with SELLP Policy 7.

PLANNING BALANCE

The proposed cold store extension will help to support a local business and will not materially impact the character and amenity of the surrounding area. The proposal is considered to accord 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, 2019.

CONCLUSION

The recommendation is one of 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.