DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0057-21**	**Applicant:**	**University of Lincoln**
Proposal:	Proposed centre of excellence in Agri-Food with associated roads, car parking & landscaping - approved under H09-0230-18. Modification of Condition 1 to allow amendments to previously approved plans.		
Location:	Centre Of Excellence In Agri-Food Land Off A151 Food Enterprise Zone		
Terminal Date:	23rd April 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
08	Prestige Employment Sites
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The site has the benefit of planning permission for a centre of excellence (ref. H09-0771-16 and H09-0230-18) and the building is practically complete. This application is to amend the scheme. The revisions include the addition of roof mounted flues, minor alterations to the fenestration and amendments to the car parking layout and landscaping.

Site Description

The application building is part of the wider Food Enterprise Zone development, within the countryside, and accessed from the A151 near Holbeach. The topography of this part of the site is flat and the building is viewed from the highway. Eventually this building will be viewed in the context of the wider food enterprise zone (FEZ).

The building in question is being constructed by the University of Lincoln and is to be used as a R&D facility related to the university and to the FEZ.

History

H09-0771-16. OUTLINE. Proposed Centre of Excellence in Agri Food with associated roads, car parking and landscaping. APPROVED. 08-11-16.

H09-0230-18. RESERVED MATTERS. Proposed Centre of Excellence in Agri-Food with associated roads, car parking and landscaping - outline H09-0771-16. APPROVED. 13-04-18.

H09-0949-19. NON MAT AMENDMENT. Proposed Centre of Excellence in Agri-Food with associated roads, car parking and landscaping - approved under H09-0230-18 - Amendments to include minor changes to elevational treatment. APPROVED 18-10-19.

H09-1147-19. CONDITION COMPLIANCE. Details of surface water drainage, ground investigation report, site and floor levels, construction management plan and foul water strategy (Conditions 6, 8, 9, 10 and 12 of H09-0771-16). APPROVED 20-01-20

H09-0661-20. ADV. CONSENT. Proposed signage on south and north elevation of building. CONSENT 17-09-20.

Consultation Responses

Holbeach Parish Council

Supported

Cllr F. Biggadike

Supported. As a member of South Holland I.D.B. I am aware of drainage work carried out to transfer surface water from this site into the Holbeach river for discharge into the Wash.

LCC Highways

Does not wish to restrict the grant of permission.

SHIDB

I note the presence of a riparian watercourse adjacent to the site boundary, while I note that no works are proposed to alter this watercourse, please be aware that any alteration of a watercourse would require consent from the Board under Byelaw 4 and Section 23 of the Land Drainage Act, 1991.

Planning Considerations

The site has the benefit of planning permission for a centre of excellence (ref. H09-0771-16 and H09-0230-18) and the building is practically complete. This application is solely to amend the scheme. The main issue, therefore, is whether the amended details are acceptable.

The building's design concept is referred to within the original Design and Access Statement. It indicated that the "building format is based on a rationalised and efficient timber box whereby the entrance and communal aspects of the accommodation are revealed like an opening draw and expressed through the transparency of the contrasting glazing."

It was considered that the external facade offered visually strong and pure aesthetics which were sympathetic with the surrounding area and offered a contemporary and high quality image for the frontage of the Food Enterprise Zone. The proposed alterations and addition of roof mounted flues have a neutral effect upon the character/appearance of the building.

Car parking facilities have been re-arranged on site and the number of spaces reduced from 82 to 65 approximately. This is still considered acceptable and LCC Highways have raised no objections on highway safety grounds. Tree planting has been retained along the southern and eastern boundaries facing the A151, which would help integrate the building within the landscape.

Conclusion

The proposed revisions are considered acceptable and satisfactorily comply with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019 and advice within the National Planning Policy Framework, 2019.

Recommendation

That the application be approved under delegated powers.

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.