

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0427-21 **Applicant:** Tecvyn Ltd.
Proposal: Replace exterior materials of building with cladding
Location: Laurel Lodge Farm Hurn Road Holbeach Hurn
Terminal Date: 6th July 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the replacement of the existing exterior materials of a building with cladding at Laurel Lodge Farm, Hurn Road, Holbeach Hurn.

The building in question is at the western end of the site and is the largest building on the complex.

The proposed cladding is corrugated sheeting in a green colour.

Site Description

The building in question is of an industrial appearance and style. The original exterior is part brick and part metal sheeting with not a particularly attractive visual appearance. The northern, western

and part of the eastern elevations have already been clad and represent a significant improvement on the former appearance.

The premises of R J Wilson Electrical is sited further to the east and is clad in a similar manner to that proposed. To the west is the Lodge Farm Cafe and there is frontage residential development beyond Hurn Road on Washway Road.

History

H09-0978-20 - Use of Site as B2 - General Industrial (Lawful Development Certificate issued January 2021)

H09-1518-04 - Erect bulk boxed storage building (renewal of H09/0232/00) (approved December 2004)

H09-0048-02 - Extension to existing effluent treatment facilities (approved March 2002)

H09-0232-00 - Erect bulk boxed storage building (approved April 2000)

H09-1096-99 - Process effluent treatment facilities (approved January 2000)

Consultation Responses

None received.

Planning Considerations

The proposal relates solely to the visual appearance of the building and therefore the key consideration in this instance is the impact the proposed cladding would have on the character and appearance of the building and wider area.

The original exterior of the building is part brick and part metal sheeting (possibly asbestos). These materials have deteriorated over time and are now in poor condition and visually unattractive. The northern, western and part of the eastern elevations have already been clad and represent a significant improvement on the former appearance of those elevations. The building belonging to R J Wilson to the east is also clad in a similar manner.

In light of the above, the proposal is considered to be acceptable and in accordance with Policies 2 and 3 of the Local Plan in so far as they relate to matters of appearance.

Planning Balance

The replacement of the existing exterior materials of the building would not adversely impact the character and appearance of the area, rather it would significantly improve the visual appearance of the building.

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.

Conclusion

Taking the above into account, the proposal is considered to be acceptable and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.