

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0887-24 **Applicant:** Midwest Polychem

Proposal: Outdoor storage of materials, additional building, structures & external generators - Retrospective

Location: Laurel Lodge Farm Hurn Road Holbeach Hurn

Terminal Date: 8th November 2024

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
28	The Natural Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

National Planning Policy Framework (NPPF, 2021)

Section 2: Achieving sustainable development
Section 4: Decision-making
Section 6: Building a strong, competitive economy
Section 12: Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	1	0	0	0

CASE OFFICER ASSESSMENT

South Holland District Council wishes to make the following comments on application LCC Reference PL/0084/24.

Development Plan

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland.

The policies and provisions set out in the National Planning Policy Framework, December 2023 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main considerations of relevance in this case are summarised below:

Principle of Development

The site is outside any defined settlement limits as identified by the Local Plan. The site is therefore within the countryside in planning policy terms. Policy 1 (Part D) of the Local Plan sets out that development within the countryside will only 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. The proposed development is to be directly associated with the plastics processing facility already located on site.

Policy 7 of the Local Plan also indicates that the extension of an existing business outside an allocated employment site will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. In this case, the proposal appears to re-utilise previously developed land.

In light of the above, it is considered that the construction of a proposed polycondensation plant on the application site is acceptable in principle.

Design and Visual Impact

The steam boiler extension appears to be proportionate to the existing building however the submitted plans lack detail as the proposed materials and doorway details are not shown.

The site plan shows an 'external finished product area - maximum 2 metre high'. It is unclear if this refers to an area which would be enclosed by fencing or if the finished products would be stored in the open. It appears however that there is existing fencing to provide some screening of this area.

No elevation plans appear to have been submitted for the proposed safety office and the boundary treatments within and around the site are not indicated.

Impact on Amenity

The nearest dwellings to the site are located within Laurel Lodge. It is unclear if the proposed steam boiler room will include plant and if so what the noise level of this plant could be. This should be clarified with the applicant prior to determination to ensure the noise levels would not be unacceptable.

Highway Safety and Parking

It appears that the proposed development would not increase the need for parking within the site as the application form indicates no changes in the number of employees as a result of the proposals. No changes to the access or parking arrangements are proposed. It is therefore presumed that the impact on highway safety would be negligible.

Biodiversity

The application is not accompanied by a biodiversity net gain (BNG) assessment. The application form indicates that the development is exempt from needing to demonstrate a net gain in biodiversity as the application is retrospective. This is not a valid exemption reason and as such a

net gain in biodiversity is required, both to accord with Policy 28 of the Local Plan, and Paragraphs 180 (b) 185(b). BNG is also mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Other Matters

it is also noted that an objection has been received from the Internal Drainage Board, and it is advised that these comments are reviewed in full.

Conclusion

SHDC does not object to the principle of development however the submission appears to lack detail in terms of the proposed plant and buildings as elevation plans and specification details are missing. Furthermore, the proposal is not accompanied by a suitable BNG assessment and as such the proposal does not accord with the Local Plan, the NPPF or the Town and Country Planning Act 1990.