DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1086-19**	**Applicant:**	**Hortech Systems Ltd**
Proposal:	Extension to existing industrial premises		
Location:	Hortech Systems Ltd Hall Gate Holbeach		
Terminal Date:	6th February 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
30	Pollution

National Guidance

National Planning Policy Framework 2019

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

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for extension to existing industrial premises of Hortech Systems Ltd at Hall Gate, Holbeach, Spalding.

The purpose of the development is to enlarge the office space and create a show room. Hortech Systems Ltd is a locally-based business for delivering effective water irrigation solutions to the agricultural and horticultural sectors.

Site Description

The area is predominantly residential although the land adjacent to the north-east and east accommodates a fire station and commercial/light industry premises. There is a wide range of housing types in the area, from two-storey detached to semi-detached dwellings and bungalows, as well as designs and appearances. The site is within a frontage of semi-detached houses onto Hall Gate. To the south-west, houses are accessed from the cul-de-sac The Sidings and to the south-east, further houses accessed from Belle Vue Close.

The site has a large hardstanding area to the front and the existing unit is a large rectangular building adjoining the rear boundary. The boundary treatment comprises very mature high hedgerow and trees on the boundary section with the fire station to the north-east and also nearly 2 metre high timber close board fencing.

History

None.

Consultation Responses

SHDC Environmental Health

No objection.

County Historic Environment Officer

No objection. Permission should be subjected to the submission of an Archaeological Scheme of Works.

Lincolnshire County Council as Highways and Lead Local Flood Authority

No objection.

Holbeach Parish Council

Support to the application.

Cllr F Biggadike

Support to the application.

Planning Considerations

Principle of development

Hortech Systems Ltd is a locally-based business for delivering effective water irrigation solutions to the agricultural and horticultural sectors. The purpose of the development is to enlarge the office space and create a show room. Therefore, the proposal intends to "help create the conditions in which businesses can invest, expand and adapt" also "taking into account both local business needs and wider opportunities for development" in accordance with Paragraph 80 of the National Planning Policy Framework (NPPF), 2019.

Policy 7 of the South East Lincolnshire Local Plan (SELLP), 2019 sets out the strategy for new employment development in the district. The application site has not been listed as a main employment area nor local employment area, restricted use employment site nor established employment site. Therefore, it is considered to fall under the "Other Employment Sites" category.

This section establishes that "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"

The extension would be developed on the existing hardstanding area associated with the business. The proposal involves the re-use of previously-developed land and therefore the principle of development for premises extension is acceptable on the proposed site.

Layout and design

The building is single-storey and has a long rectangular shape. The roof is pitched with gable ends on both sides. Two extensions were subsequently built to the original building, one hip roofed front extension which hosts office space and one flat-roofed extension to the north-western side elevation. The internal floorspace is mostly used for further storage and office as well as some associated space for the staff comprising kitchen and toilets.

The proposed extension would extend along the front elevation of the original building. It would protrude as much as the existing extension and the pitch height would be 5.60 metres which would fall approximately half a metre under the main ridgeline of the building. Therefore, the proposal would be subservient to the host building in terms of scale, mass and bulk.

The extension would sit well on the site. The distance with the front boundary would range between 27.85 and 15.10 metres. At such separation, the development would not create any unacceptable harm upon the street scene by virtue of overbearing effect or general visual impact. The existing car parking spaces at the front would remain and there would be plenty of space for cars or larger vehicles to manoeuvre/turn on the hardstanding area at the time of entering or egressing the site. This is demonstrated by the swept path analysis on the submitted block plan.

The proposed roof would consist of a single slope downwards with the pitch adjoining the front elevation. The roof layout might appear at odds with the existing building especially from both side elevations. However, alternative proposals such as a gable roof would result in a double pitched roof which would increase the sharpness of the building and the bulk of the extension. In addition, most of the views onto the extension would be from Hall Gate and the imbalanced roof joint between the extension and the building would not be perceived. The external materials for the development are considered sympathetic with the building as it currently stands. On balance, the layout and design of the proposal would be acceptable with the character and appearance of the area.

Residential amenity

The adjacent property No. 25 to the south-west has a blank elevation facing the proposed extension. In any case, the views from the rear garden to the site are not direct so that the impact of the proposal to the residents of No. 25 is limited. Similarly, the residents of No. 21 to the north-east would not be affected by virtue of the development in account of the angle and distances.

The proposal is deemed appropriate on the grounds of noise pollution. The purpose of the extension would only entail the net increase of one member of staff which would not exacerbate the comings and goings of motor vehicles. No machinery nor plant would be installed due to the proposal. SHDC Environmental Health has raised no objection during the consultation process.

Conclusion

Taking into account the mentioned above, the development is considered to be in accordance with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan (SELLP), 2019 and Section 12 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning application via 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.