

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H10-0136-19 **Applicant:** Princes Ltd.
Proposal: The construction of a new Pea Plant Enclosure
Location: Princes Limited Bridge Road Long Sutton
Terminal Date: 3rd April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

National Planning Policy Framework 2019

The presumption in favour of sustainable development

Core planning principles

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 6 Building a strong, competitive economy

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

Representations:

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

ENVIRONMENT AGENCY	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The construction of a new Pea Plant Enclosure following the removal of the existing enclosure.

The proposed composite wall and roof panels consist of 150mm dense rockwool core providing an acoustic rating of 34Rw(dB). The new enclosure has been designed to limit the extent of openings thereby reducing the level of acoustic breakout. Previously the existing pea plant structure had one elevation which was entirely open to the yard.

The re-installation of the refurbished process equipment will also include some re-configuration of key items and the inclusion of acoustic mountings again designed to limit acoustic breakout. Vertical profiles are to be used, in Goosewing Grey (RAL 7038) suggested to break the visual link between the blue cladding of the existing building and the new blue palette of the warehouse under the main application.

The main consent (H10-0915-18) includes the provision of a 3.5m high acoustic barrier to the north and east of the service yard which will effectively screen the yard areas around the pea plant.

The application is supported by an odour assessment and noise assessment.

Site Description

The Princes facility at Long Sutton is approximately 13.2ha in size and accommodates various industrial buildings used for food production and operations of the site. The application site itself comprises two portions of land measuring approximately 5.03ha. The site is located on Bridge Road, which links to the A17. There are several access points in to the site from Bridge Road.

The area of the site impacted by this proposal is adjacent to the road frontage with Bridge Road, and houses the existing pea plant, which is has an open side in to the industrial site.

The site lies within Flood Zone 3.

History

H10-1063-18 Proposed water treatment works including new building, circular soft water treatment tank, circular salt saturator and circular brine tank. Approved 13-12-18.

H10-0915-18 Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8). Approved by the Planning Committee meeting held on 14 Nov 2018.

H10-1063-18 Proposed water treatment works including new building, circular soft water treatment tank, circular salt saturator and circular brine tank. Submitted 19 October 2018 and is under consideration. Undetermined.

H10-1046-15. Refurbishment of offices and extension to form staff canteen and changing facilities.

Approved May 2016.

H11-0390-13 Erection of portacabin for use as security gatehouse (retrospective) Approved April 2014.

H10-0061-09 Erect sub-station and switch room Approved May 2009.

H10-0972-03 Industrial/warehousing/transport development (outline renewal application H10/1002/00) Approved November 2003.

H10-1002-00 Industrial/warehousing/transport development. (Renewal of H10/1078/94) Approved December 2000.

H10-0946-97 Industrial/warehousing/transport development (Renewal of H10/1030/90) Approved December 1997.

H10-1078-94 Industrial/warehousing/transport development (Renewal of H10/1030/90) Approved February 1995.

H11-0914-93 Construction of biofuelled boiler plant Non-determination March 1999.

H10-1207-91 Industrial/warehousing/transport development Approved December 1991.

Consultation Responses

SHDC Environmental Protection Officer requests the full land contamination condition at this location.

SHDC Environmental Health Officer has No objection.

Environment Agency - no objections to this application, and would like to draw the applicant's attention to informatives regarding odour, noise and vibration. This has been included as an informative in the draft decision notice.

Anglian Water - No objection subject to a condition regarding surface water management.

Officer note - This has been included as a condition in the wider development proposal and is not considered to be necessary for this element of the wider scheme.

Little Sutton Parish Meeting - no response.

Long Sutton Parish Council - no response.

Third parties - no representations have been received.

Considerations

Principle of Development at this site

The South Lincs Local Plan identifies this site as falling within an area allocated for employment use, a major employment area within Policy 7. The plan recognises the important role such sites play in the local economy and will be protected for new and/or redevelopment in Use Classes B1, B2 and B8, provided the proposed development is of a scale that respects the character of the area and/or neighbouring land uses.

This application is to be viewed in the context of the wider improvements approved by H10-0915-18, mentioned above.

The intention of National and Local policies going forward is to help ensure that businesses can continue to operate or expand with confidence should business needs require additional or different provision.

It is considered that the principle of the retention of Princes on this site, and the updating of the site is acceptable, providing the proposals are acceptable in terms of environmental impact, the level of

traffic movement and intrusion into the open countryside. In addition the impact of the proposals on nearby residents is discussed below.

Built form

The development would be a considerable change to the visual appearance of this part of the site, which is currently covered at this point by a mix of structures of varying ages, uses, heights and states of repair, however this proposal is part of the wider improvements of the site, and would be read against the backdrop of the new buildings, which will be significantly higher than existing development.

The works to the site are proposed to rationalise and modernise the use of the site, and retain the employment base of the company in the District. It is intended that the buildings would be oriented and would be clad as needed in acoustic materials in such a way as to reduce the existing impact of the buildings on the residents on the north of Bridge Road; for example the current pea shed is clad in a single skin of metal cladding and the northern elevation is open.

Impact on residents

Policy 2: Development Management sets the parameters to consider, inter alia, the impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion (Point 6).

It is considered that this proposal would not have detrimental noise or odour impacts on local residents and would be an improvement, given the insulation of the building and the improvements to cladding and openings.

With regard to visual impact, the pea plant would be viewed within the backdrop of the wider industrial site, and would not have a detrimental impact. The proposed new building would be located a sufficient distance from nearby residential properties to ensure that they do not suffer from issues of overlooking, overbearing, overshadowing or loss of privacy.

The potential for additional noise nuisance from this and the wider development, and would be off set by the provision of the acoustic fencing and the form of building construction approved and conditioned by H10-0915-18. It is intended that the development would not have a negative impact on adjoining dwellings.

Contamination

It is possible that there may be contamination on part of site and for this reason additional information is sought by condition, as set out in the draft decision notice.

Surface water management

The site is located within Flood Zone 3, and Anglian Water have suggested a condition seeking further information regarding surface water management in order that there is no contamination of watercourses in the area. As this has been included as a condition in the wider development proposal it is not considered to be necessary for this element of the wider scheme.

Conclusion

For the reasons set out above, it is considered that the proposals support the delivery of sustainable employment in the District and would help to update an existing significant employment site.

The visual appearance of the site will change, however steps have been taken during design to minimise as far as possible the impact of the proposals on the street scene and on adjoining residents.

The noise and disturbance impacts are addressed and the longer term amenity impacts of the proposals are addressed by the layout and construction details of the buildings, as set out above.