

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H10-0462-19 **Applicant:** Princes Ltd.

Proposal: Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8) - approved under H10-0915-18. Modification of Condition 2 to allow amendments to previously approved plans.

Location: Princes Limited Bridge Road Long Sutton

Terminal Date: 16th August 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
08	Prestige Employment Sites
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

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

Representations:

	Object	Support	No Obj.	Comments
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PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	1	0	1

CASE OFFICER ASSESSMENT

Proposal

Modification of Condition 2 to allow amendments to previously approved plans. Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8) - approved under H10-0915-18.

This scheme proposes the reduction in height and scale of the proposed buildings.

A simplification of the colour palette is also proposed, reducing to two colours the external treatment of the main building.

In detail the applicant describes the changes as -

Reduction of the warehouse footprint omitting the can loft element, reducing the main loading canopy to the east, adding back a dolav washing area (containers used to handle ingredients in pre-production) to the south including additional stair towers and relocating the offices. Omitting an area of 5183m2 adding back 652m2. The business judges that it is better served by the existing can loft, whilst the recirculation of the dolav bins is a fundamental function of the dispensary operation.

Increase the mezzanine process area over the warehouse dispensary. Addition of 450m2. The level of ingredients through put requires additional dispensary area at the mezzanine level to service the IPC.

Change to the air lock design around the internal corner to the west of the cold store. Omission of 53m2

Extension of the container unloading docks to the face of the adjacent cold store air locks. Addition of 55m2

Omission of 1No stair tower to the north of the mezzanine and relocation of the remaining stair. Omission of 14m2

Addition of 2No.s stair towers to the south of the mezzanine. Addition of 35m2.

Increase in air lock to the north adjacent the existing soak building to cover an existing door. Addition of 54m2

Addition of a plant space at high level above the mezzanine, south west corner. Addition of 286m2

Omission of the staff car park to the east of the raw materials warehouse.

Re-alignment of the acoustic barrier to the north of the pea plant and service yard. With the omission of the staff car parking to the east there is an opportunity to remove the pinch point at the

north east corner of the cold store and allow 2-way circulation towards the pea plant.

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.

This site is Princes largest food production site and produces a range of canned products including baked beans, vegetables, fruit, pulses and pasta, employing 498 permanent staff and approximately 114 peak time agency staff.

To the east of the site there is an area of grassland and a bungalow which has been vacant for a number of years, to the south of this is a water treatment works and an area of scrubland. The main area of employee car parking is located between the main mass of buildings and the grassland to the east.

Dwellings on the opposite side of Bridge Road to the North, face towards part of the site, and form a ribbon of established development that turns in to Hospital Drive. There is sporadic ribbon development along Bridge Road.

To the west of the main group of industrial buildings, Hundreds Lane splits the site. The western portion of the site is predominately hardstanding used for deliveries and storage of pallets. Security portacabins are located at the entrance to this area, with another portacabin building located in the middle of the site. A wire fence surrounds this area of hardstanding. An area of grassland is located to the west of this which is also under the ownership of Princes Ltd.

The site lies within Flood Zone 3, and is partially identified in the emerging SELLP as an Established Employment Site (L00001 Hundreds Lane). The extent of the designation within the emerging plan reflects the apparent availability of land as of January 2016, when that part of the emerging plan was amended.

History

H10-0136-19. The construction of a new Pea Plant Enclosure. Approved 19-03-19.

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. Approved. 05-11-18.

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 - All responses expected by 20-06-19.

Long Sutton Parish Council - No response received.

Little Sutton Parish Meeting - No objections.

SHDC Noise and Contaminated Land - No objection.

SHDC Economic & Community Development - happy to support this application.

LCC Highways & SUDS - No observations to make.

Environment Agency - No response received.

Anglian Water - No response received.

Third parties

None received.

Planning Considerations

The principle of the development of this employment site is accepted within the local plan, and by the approval of H10-0915-18 in November 2018. This application seeks a reduction in the form, floor space and massing of the built form of this development, as well as a change in external materials to simplify the development.

It is considered that reducing the form and the colour palette of development would not have any additional impact on neighbouring residents, nor on the highway network.

Conclusion

It is considered that the revised form of development is acceptable and would not have an impact on the surrounding area over and above the originally approved scheme.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.