

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H10-0534-19 **Applicant:** Princes Ltd
Proposal: New building enclosure for Continuous Hydrostatic Steriliser Equipment
Location: Princes Limited Bridge Road Long Sutton
Terminal Date: 19th July 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

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
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application proposes the erection of a new enclosure to house a continuous hydrostatic sterilizer, this is a commercial scale cooker which uses steam to sterilize the contents of various food packaging applications.

In a continuous operation the trays move on a chain drive through a series of sections or 'legs' which are arranged vertically forming a tower structure.

At ground level the enclosure now proposed is simple rectangular structure 25 x 15m and 8.5m high to top of parapet, sufficient to accommodate the ground level hydrostat base and the associated infeed and output systems. Walls and roof to be clad in profiled metal sheeting, in Goosewing Grey (RAL 7003).

Above roof level the tower element is 13 x 3m with an enclosure for the leg terminations and gear extending to an overall height of 27m.

An external metal stair provides maintenance access to the high level enclosure.

The new enclosure will abut the north wall of the existing cooker range.

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.

History

H10-0462-19. Section 73 modification to H10-0915-18. Under consideration.

H10-0554-19. Condition compliance. Details of Construction Management (Condition 7 of H10-0915-18). Approved. 24-06-19.

H10-0915-18. Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8). Approved 19-11-18.

H10-0136-19. The construction of a new Pea Plant Enclosure. Approved. 20-03-19.

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.

H10-1046-15. Refurbishment of offices and extension to form staff canteen and changing facilities. Approved. 05-05-16.

Consultation Responses

Long Sutton Parish Council - No response received.

Little Sutton Parish Meeting - no objections.

SHDC Noise and Contaminated Land - no comments to make.

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

LCC Highways & SUDS - No observations to make.

Environment Agency - No objection

Anglian Water - No response received.

Third parties

One email of no objection.

Planning Considerations

The issues to consider regarding this development are the principle of the proposal, environmental impacts, impact on residents and visual appearance.

Principle of the proposal

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.

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.

The South Holland Local Plan identifies this site as falling within an area allocated for employment use, a major employment area and includes a portion of land within the open countryside.

Policy EC1 - Major Employment Areas - Sites Allocated for Employment Use states:

Within the major employment areas listed below and shown on the proposals map planning permission will be granted for employment uses:

- 1) Spalding (106 hectares) - land off Wardentree Lane and Spalding Road (Pinchbeck) and off West Marsh Road*
 - 2) Sutton Bridge (Wingland) (54 hectares) - land in the vicinity of the power station (in part to be kept under review)*
 - 3) Long Sutton/ Little Sutton (12 hectares) - land south of Bridge Road and north of the A17*
 - 4) Holbeach (10 hectares) - land on the west side of Holbeach adjacent to the A151*
 - 5) Crowland (7 hectares) - land at Crease Drove and Harvester Way (to be kept under review)*
 - 6) Donington (11 hectares) - land adjacent to the railway north of the A52 roundabout.*
- provided that access and highway considerations are satisfactory and that the amenity of any nearby properties can be adequately protected.*

Within the area adjacent to the sea port at Sutton Bridge (13 hectares), planning permission will be granted for port related uses to assist in the development of the port, provided that access and highway consideration are satisfactory, that amenity of any nearby residential properties can be adequately protected and that any impact on environmental assets of acknowledged importance is acceptable.

Policy EC3 - Existing Employment Areas/Premises states:

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

The site continues to be identified as an Existing Employment Site in the emerging SELLP. The direction of travel within the emerging plan with regard to such sites 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.

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.

The proposed development is part of a program of improvements to the site and is considered to be in accordance with planning policy.

Environmental impacts

The steriliser shall be controlled via environmental protection legislation as well as requiring

planning permission. The Council's Environmental Health officers have no objection to the proposal and do not suggest control by conditions. Similarly, the Environment Agency raise no objection to the proposal.

Impact on residents

The proposal would not have a detrimental impact on nearby residents as a result of environmental protection concerns, or overbearing effect.

Visual appearance

The development would be viewed within the context of the wider site, which contains large scale buildings, tall vent flues/chimneys and silos. The proposal would not look out of keeping or scale with the site.

Conclusion

In the light of the above it is recommended that permission be granted.

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.