

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H10-0560-21 **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 H10-0462-19. Modification of Condition 1 to allow amendments to previously approved plans to include additional louvres.

Location: Princes Ltd Bridge Road Long Sutton

Terminal Date: 10th September 2021

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 2021

NPPF 2021.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8 - approved under H10-0462-19. Modification of Condition 1 to allow amendments to previously approved plans to include additional louvres.

Site Description

As host application. The extension of this site is well advanced.

History

H10-0877-20. CONDITION COMPLIANCE. Details of surface water disposal (H10-0462-19 condition 3). Approved 20-08-21.

H10-1157-20. FULL. Relocation of Acoustic Barrier - previously approved under H10-0462-19. Approved 15-04-21.

H10-0711-20. S73A CONTINUATION. Demolition of existing buildings and erection of new raw materials warehouse and ingredient processing centre (Use Class B2/B8) - approved under H10-0462-19. Modification of Condition 1 to allow amendments to previously approved plans. Approved 30-11-20.

H10-0358-20. Proposed Private Sub-station Enclosure and Associated Transformer Compound. Approved 28-09-20.

H10-0064-20. Relocation of Acoustic Barrier to Bridge Road - previously approved under consent reference H10-0462-19 (Retrospective). Refused. 29-05-20.

H10-0462-19 - 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. Approved 14-08-19.

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.

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

Consultation Responses

Little Sutton Parish Meeting

No response received.

Long Sutton Parish Council

No response received.

SHDC Environmental Health

No objection.

Public

No response received.

Planning Considerations

Principle of development

The development of this site is accepted by earlier decisions listed above. The current proposals relate to the insertion of three further louvres, as it has become apparent that a condensation issue is developing within the roof void between the warm side of the cold store lid and the underside of the main roof, with mechanical fans at high level to both east and west elevations.

The additional louvres will have weathered profiles and will be colour matched the surrounding cladding in RAL 230 80 10 Ice Blue. These will be similar to those installed previously but generally smaller in size being 1200mm x 1000mm (Width x Height).

It is considered that the proposal accords with the provisions of Policy 7 of the SELLP and the guidance of the NPPF.

Visual Impact to street scene and residents

Given the broader context of this site it is not considered that the additional louvres would impact negatively upon the building and the general surroundings, nor upon the residents opposite the site.

It is considered that the proposal accords with the provisions of Policies 2 and 3 of the SELLP and the guidance of the NPPF.

Noise and pollution impact to residents

The SHDC Environmental Health officer has considered the proposal in the light of potential noise or pollution impacts to residents and raises no objection.

It is considered that the proposal accords with the provisions of Policies 2, 3 and 30 of the SELLP and the guidance of the NPPF.

Conclusion

Approve.

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.