DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H10-0711-20**	**Applicant:**	**Princes Ltd**
Proposal:	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.		
Location:	Princes Limited Bridge Road Long Sutton		
Terminal Date:	1st December 2020		

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

NPPF 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

PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

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.

Specifically, this application deals with the provision of louvre terminations within the walls to the main warehouse development.

Under the section 73 application H10-0462-19 for the main changes to the building format the original submission elevation drawings (PLRMW-BBA-02-ZZ-DR-A-03003 S8 P03) indicated a louvre bank to the plant room on the south elevation as this was the known intake point for input air.

During the consideration period for this application a substitution of the elevations was implemented to amend the cladding treatment, (PLSRMW-ONE-ZZZ-ZZZ-DR-A-1200-P01) becoming the approved drawing. This drawing did not show any louvre provision.

At the time of the previous application the mechanical services installation was still at the design development stage with many aspects, including the air handling capacity and routes still to be determined.

SITE DESCRIPTION

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

RELEVANT HISTORY

H10-0877-20. Details of surface water disposal (H10-0462-19 condition 3). Current application under consideration.

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

SHDC Environmental Protection Officer

No comments.

SHDC Environmental Health Officer

No objection.

Public

One objector has submitted the following issues:

Objecting to any further developments as the factory already towers above surrounding houses.
The area was once semi-rural and now it looks like an industrial estate.
The noise is unbearable, the way it looks is not in keeping with the surroundings.

PLANNING CONSIDERATIONS

Principle of Development

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The principle of the development of this employment site is accepted within the local plan, and by the approval of the extension of the site, as set out in the history above, each permission and decision having been considered in light of the prevailing national and local planning policies.

The objections set out above to the wider development of this site can be given little weight, as the development is approved. This application relates solely to the positioning of the vents.

Visual Appearance

The louvres have weathered profiles which are colour matched with the surrounding cladding in either RAL 230 80 10 Ice Blue or RAL 7000 Alaska Grey as appropriate. This is a detail typical to commercial developments of this nature. In terms of their size the terminations are small in relation to the overall scale of the elevations and as such are not dominant features and have minimum impacts upon the elevations.

Impact on Residential Amenity

The objections set out above to the wider development of this site can be given little weight, as the development is approved. This application relates solely to the positioning of the vents.

The vents proposed by this application relate to the venting system, and no objection has been raised by the Environmental Health Officers on the grounds of either noise or smells.

Conclusion

The development accords with Policies 2, 3, 7, 30 and 32 of the SELLP and the provisions of the NPPF 2019.

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.

RECOMMENDATION

Recommendation is for delegated approval subject to conditions.

Note: This application was referred to Chairman's Panel on 27 November 2020, where it was agreed the decision could be delegated to officers.