DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H10-0811-19**	**Applicant:**	**Princes Ltd**
Proposal:	Provision of modular buildings forming new project office		
Location:	Princes Limited Bridge Road Long Sutton		
Terminal Date:	25th October 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
33	Delivering a More Sustainable Transport Network
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The proposal is for a group of temporary modular building structures in a 4 x 2 arrangement, stacked to a give a first floor served by external metal staircases.

These will provide offices, meeting rooms and ancillary toilets / tea points for the project team directly associated with the Raw Materials Warehouse and IPC development granted under consent H10-0915-18.

It is anticipated that the new accommodation will be required for approximately 18 months to 2 years.

There will be some minor adaptions to the internal site barriers to allow placement of the new offices.
The units are modular, constructed of steel faced composite panels, with powder coated steel windows and doors. The external panel colour to be dove grey.

The footprint will be 11.7m x 12.4m with an overall height of 5.7m

Site Description

The location is to the east Hundreds Lane and to the south of the junction with Bridge Road. The area is currently hardstanding used at various times as either staff parking, lay down area for deliveries and as a secondary access to the adjacent dispatch canopy to the south.

History

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.

Consultation Responses

Long Sutton Parish Council - There are no observations or objections to this application.

SHDC Environmental Health No objection

LCC Highways and SUDS No objection

Planning Considerations

The key matters to consider in this case are visual appearance and highway matters:

Visual appearance

It is considered that if the modular offices were to be a permanent fixture on the site this would not be acceptable, even though they would be viewed as part of the wider commercial complex on this site. The form of the proposal is temporary in nature and would not be in keeping with the wider site and area.

However given that the proposals are for a temporary use during a specific development stage on the wider site and the buildings are to be removed once no longer in use, it considered that a two year permission would be appropriate to enable the development to be more easily undertaken.

Highway matters

The siting of the buildings would not have an impact on highway safety or the vehicular use of the site.

Conclusion

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.