DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H10-0972-19**	**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:	22nd January 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	1	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	0	0	0	1

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.

The current application for the kitchen facility within the Ingredient Processing Centre sits alongside the original planning application H10-0915-18 for the Proposed Newbuild facility for Raw Material Handling and Kitchen Facility and H10-0462-19 Section 73 Variation of Conditions Application to Consent the Raw Material Handling Facility changes.

The key elements of the proposed development are as follows:
· A new build kitchen area connected directly into the existing eastern gable range of the production buildings. This area is the final pre-production control and preparation of ingredients.
· An infill supply corridor between the main new warehouse building and the kitchen. This maintains hygiene standards to enable all movement of ingredients between point of delivery and final line supply to be in an internal environment.
· Refurbishment of the existing meat preparation areas to the east of the existing production building.
· The current application for the revised IPC kitchen area maintains the flow as above with change in the IPC building height and omission of the airlock to the south from its previously approved planning application H10-0915-18. The proposal now has two FLT routes connecting the existing building and IPC to the Raw Material Warehouse to the south and in the middle by creating two kitchen areas.

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 Drove. 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

H10-0462-19. 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.

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

Consultation Responses

Long Sutton Parish Council - support

Little Sutton Parish Meeting - Object

The increase to the height of the building will have a significant impact on residents with the loss of natural light and visual amenity. The scale of the building presents an imposing development out of character with the surrounding area.
Development on this site has been supported by local councillors as it is a major employer and the

Parish Meeting accepts that this is a factor in planning decisions, however there must be some consideration for the residents who live close by as this site has developed out of proportion to anything they could have reasonably anticipated. There has also been significant harm to residents day to day life with the noise and dust created by the development and on-going work. It is understood that the additional height is merely to gain storage, could this not be found elsewhere on the site which has room for low level development?

LCC SUDS - No observations.

SHDC Environmental Protection Officer - No objection

SHDC Environmental Health Officer - No objection

Third Parties - one objection

The addition of cladding and loss of light.

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 shows that the footprint of the Ingredient Processing Centre (IPC) has largely remained the same with the total Gross Area reduced due to the omission of the mezzanine area within the IPC building.

This application proposes changes to the layout and to the form of the kitchen area connected directly into the existing eastern gable range of the production buildings, an infill supply corridor between the main new warehouse building and the kitchen, the existing meat preparation areas to the east of the existing production building. The alterations propose a change in the IPC building height and omission of the airlock to the south from its previously approved planning application H10-0915-18.

These areas of work do not relate to the parts of the buildings that are opposite the residential dwellings on the opposite side of Bridge Road, and would not result in impact to these dwellings.

The visual appearance of the building alterations would be viewed in the context of the wider development and would not be out of keeping, nor have a detrimental impact on the site or the wider area.

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 and subsequently revised scheme.