DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H10-1084-22**	**Applicant:**	**Princes Ltd.**
Proposal:	Proposed tempering unit associated with existing warehouse development		
Location:	Princes Limited Bridge Road Long Sutton		
Terminal Date:	2nd January 2023		

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

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

Representations:

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

OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Proposed tempering unit associated with existing warehouse development.

The application has received additional information in the form of a routing plan and a construction management plan, at the request of the case officer.

Site Description

The application site is part of the Princes landholding, and is located to the rear of the recently approved extension building. The site lies within Flood Zone 3.

Relevant History

H10-0664-22. FULL. Replace damaged chain-link fence with matching palisade, install protective splash screen and bund wall adjacent to existing tanks. Formation of a lagoon and associated drainage arrangements. APPROVED 20-10-22.

H10-1235-21. CONDITION COMPLIANCE. Details of scheme to deal with contamination (Condition 3 of H10-0560-21). APPROVED. 21-12-21.

H10-0560-21. S73A CONTINUATION. 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.. APPROVED 10-09-21.

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

Long Sutton Parish Council

Support. There are no objections to this application.

Little Sutton Parish Meeting

No response received.

SHDC Environmental Protection

Noise - no objection.

LCC Highway and Lead Local Flood Authority

No objection.

The proposed development would provide an additional processing facility for foodstuffs that are already being processed within the Princes' site, rather than necessarily bringing further raw materials into the site or increasing output from the site. The site presently enjoys high quality, controlled vehicular access onto a suitable part of the highway network (formerly the A17) and is well connected to the country's principal highway network via the A17. It is not therefore expected that the proposed development would have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the capacity of the local highway network.

The proposed development is on land that is already hard-surfaced and therefore it is not expected that the proposed development would cause any increase in surface water flood risk.

In view of the above, the highway authority and lead local flood authority does not wish to raise an objection to this Application.

Anglian Water

No comments.

Environment Agency

Do not wish to object to the application or to request that an FRA is submitted.

Third parties

None received.

Planning Considerations

The main issues in this case are:
Principle of Development
Layout and Design
Highway safety and parking
Impact of neighbouring Residents/land users
Flooding considerations
Foul and Surface Water Drainage
Contaminated Land

Principle of Development

The South East Lincolnshire Local Plan identifies the Princes site as falling within an area allocated for employment use, a major employment area within Policy 7. The plan recognises the important role such sites play in the local economy and states that such sites 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.

This application is to be viewed in the context of the wider development approved by the various applications set out above.

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.

It is considered that the principle of the retention of Princes on this site, and the updating of the site is acceptable, providing the proposals are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside. In addition the impact of the proposals on nearby residents is discussed below.

Layout and Design

The building is to be an extension to the rear of the existing complex of buildings. The purpose of the building is to temper, or thaw, frozen foods delivered to the site as ingredients.

The building is designed to blend with the exiting development on the site, and have Profiled steel built up cladding walls in Alaska Grey under a mono-pitch roof of profiled steel composite panels in Goosewing Grey and Alaska Grey.

The proposal does not involve the need to dispose of trade effluents or trade waste. The wider site already operates a specialist contract for collection and recycling of waste.

Highway safety and parking

Deliveries to the building shall be via the existing flow of vehicles around the site. As can be seen above, teh LCC Highway Service raises no objection.

The proposal would not result in additional deliveries to the site as the products are already brought in for processing.

Impact of neighbouring Residents/land users

The proposal is to the rear of the site and located away from residential neighbours, and it is no envisaged tht the development would give rise to disturbance or a loss of amenity.

Issues such as smells etc are controlled via separate legislation.

Flooding considerations

The site lies within Flood Zone 3, and would be impacted in the same way as the rest of the site. The use is not considered to be sensitive, in that it is not residential and neither the Local Planning Authority or the Environment Agency have requested that a flood risk assessment be submitted, given the wider regime on site. The response of the LCC as Lead Flood Authority clarify that the proposal is not expected to increase surface water flood risk.

Foul and Surface Water Drainage

There would be no foul waste produced as a result of this development.

Surface water is to be dealt with via the existing drainage system, that leaves the site as a controlled flow to the wider water course system. As can be seen above, the relevant consultees raise no objection.

Contaminated Land

There are no contaminated land implications to the development. No environmental protection comments have been received.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material

considerations indicate otherwise.

The proposed development would not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate servicing arrangements. Taking into consideration these factors, the proposal is considered to comply with Policies 2, 3, 4, 7, 8, 28, 30, 31 and 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2021
.
The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

The application proposal would accord with the provision of Policies 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.