DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0056-22**	**Applicant:**	**Colin Parker Masonry Ltd.**
Proposal:	Construction of internal divisions, elevational alterations including new doors, re-cladding building and partial demolition of attached buildings.		
Location:	Colin Parker Masonry Ltd 58 Bridge Road Long Sutton		
Terminal Date:	22nd March 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	2	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is full application seeking planning permission for construction of internal divisions within the existing building, elevational alterations including new doors, re-cladding building and partial demolition of attached buildings. The cladding would be plastisol coated corrugated steel in a goose king grey colour finish.

SITE DESCRIPTION

The application site comprises a large warehouse located on Bridge Road in Long Sutton. The site is within the Long Sutton settlement boundary. There is a car park serving the site to the front, adjacent to Bridge Road. There are residential dwellings to the north, east and west of the site. The site abuts the open countryside to the south.

RELEVANT PLANNING HISTORY

H11-0107-19 - Change of use from general storage and distribution warehouse to general storage and distribution warehouse (Class B8) including use of external parking area for the parking of up to 12 coaches and employees vehicles (retrospective) - Approved

H11-1088-05 - New vehicular access - Approved

H11-1661-04 - Erection of two new buildings (factory and storage area) - Approved

H11-1175-98 - Erection of marble store - Approved

H11-0814-98 - Occupation of premises without complying with conditions 7 (hrs of work) & 12 (restricted use of storage) of H11/0155/98 - Approved

H11-0155-98 - Change of use to showroom offices manufacturing (masonry joinery and metalwork) and associated storage - Approved

REPRESENTATIONS

Local Highway and Lead Local Flood Authority

Does not wish to restrict the grant of permission.

Environmental Protection

No objections.

Public

2no letters of objection have been received siting the following concerns:

·Parking disabled users would give us serious safety concerns of moving our buses around the yard
·The parking spaces would prevent access to and from the adjacent site which could mean that we are unable to trade.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed demolition and fenestration changes are not considered to significantly or unacceptably alter the overall appearance of the site and area.

The proposed plastisol coated corrugated steel in a goose king grey colour finish is considered acceptable as it would upgrade the general condition of the buildings. The proposed cladding is commonly seen on commercia/industrial buildings. The wider street comprises a mixture of bricks, render and cladding therefore the introduction of new cladding in a grey colour finish is not considered to unacceptably harm the overall character of the area.

As such the proposal would comply with the aforementioned policies on design and impact upon the character of the local area.

Parking/highway implications

The submitted block plan shows parking to the north and east of the building, including disabled parking bays. 2no letters of objection have been received from the adjacent properties siting concerns of safety and potential loss of access. The concerns are noted, however, the parking areas shown on the submitted plans appear to be existing therefore the applicant can use these areas as they wish. In addition, the Local Highway Authority has not raised any objection to the scheme as they do not deem the proposals to have an impact on the Public Highway.

Planning Balance

The proposed demolition and elevational changes are not considered to significantly change the overall appearance of the building. The proposed cladding will upgrade the external condition of the building. The addition of cladding would not be at odds with the existing appearance of the location which is already varied.

The proposal will not materially harm the character or appearance of the locality, result in highway safety implications or unacceptably impact neighbouring properties. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2021).

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

The application can be approved under delegated powers.