

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0107-19 **Applicant:** S V Venni & Son Ltd

Proposal: 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)

Location: The Warehouse Bridge Road Long Sutton

Terminal Date: 27th March 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
30	Pollution
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

2, 3, 4, 6, 8, 9, 12, 14

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

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought for a change of use from a general storage and distribution warehouse to a general storage and distribution warehouse (Class B8) including use of the external parking area for the parking of up to 12 coaches and employees vehicles (retrospective). The site is currently occupied by S V Venni & Son Ltd who provide road haulage services.

The coach parking area would be used by GDS Travel who supply bus and coach travel to the community.

Site Description

The site consists of industrial premises on the southern side of Bridge Road. A house (no. 62 Bridge Road) is situated to east. Various other businesses, including Portapack Engineering Ltd and Colin Parker Masonry, occupy other industrial buildings to the west.

Representations

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

Information from Applicant (summarised):

Our core work is transporting school children to and from the local schools. We are contracted by Lincolnshire County Council as well as Norfolk and Cambridgeshire Councils. We also complete service routes from remote villages to the main towns for public to access where there are no other transport links. Currently we have six vehicles. However, as more community and school work increases, we expect the fleet to increase up to 12 vehicles in the future. Currently we employ 7 local people and anticipate with company growth that this number will increase in future months.

Material Planning Considerations

The main issues are:

- Principle;
- Character/appearance and amenity;
- Highway safety.

Principle

Policy 7 of the South East Lincolnshire Local Plan, 2019 indicates that new employment development outside an allocated employment site will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings.

The above policy is in accordance with the general thrust and aims of the National Planning Policy Framework, 2019 which supports sustainable economic development and growth. Paragraph 83 indicates that LPAs should support the sustainable growth and expansion of all types of business in rural areas. There is therefore a presumption in favour providing any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Character/appearance

The site forms part of existing industrial premises and has a commercial/utilitarian appearance. It is within an area that is mixed in character with both residential and industrial. The parking area would be seen against an existing industrial backdrop. Taking these matters into account it is considered that the proposed parking of coaches on the land would not materially harm the existing character or appearance of the area.

The nearest residential property is situated immediately to the east. A dwelling is also situated opposite. In an industrial/commercial area such as this some noise/disturbance is expected, including traffic noise. Taking this matter into consideration it is considered that there is not sufficient reason to refuse the current application on grounds that it would harm the amenity of neighbouring residents to a significantly greater degree than at present in terms of noise and disturbance, lack of privacy, etc. In terms of overshadowing/overbearing effect, the applicant has agreed to park single decker buses only at the front of the buildings. This issue can be addressed by means of a condition.

Matters such as blockage of view and property devaluation are not material planning considerations and therefore carry no weight.

Highways

The applicant has indicated that there are two accesses available for use, although one is shown outside the site. There are adequate turning facilities within the site. LCC Highways has been consulted and has raised no objections on highway safety grounds.

Other Material Planning Considerations

Flooding - The site is within Flood Zone 3 on the Environment Agency Maps and in an area identified as "danger for some" within the South East Lincolnshire Strategic Flood Risk Assessment. However, vulnerability would not be increased. The Framework indicates that the sequential test does not apply to changes of use of this nature.

Conclusion

The proposal would promote economic growth in a rural area and help to create jobs. LCC Highways have raised no objections on highway safety grounds. Whilst the proposal may have some impact upon the amenity of nearby residents in terms of noise and disturbance, overshadowing, etc, the level is not considered to be such as to outweigh factors in favour of the proposal and justify refusal, subject to mitigating conditions.