

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0719-19 **Applicant:** Mr Stephen Venni
Proposal: Proposed portable cabin for use as office space (retrospective)
Location: The Warehouse Bridge Road Long Sutton
Terminal Date: 20th September 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a planning application to seek retrospective planning permission for proposed portable cabin for use as office space at the Warehouse, Bridge Road, Long Sutton.

S V Venni & Son Ltd supplies road haulage and transport services. The office space is ancillary to the main activity of the business on site.

Site Description

The site is at the eastern end of the urban settlement of Long Sutton. It is part of the Bridge Road Industrial Estate. A range of light industrial sites are along the southern side of the road whereas a mix of both residential and industrial use has been observed opposite the road.

A wide access with long visibility splays serves the site from Bridge Road. A detached bricked bungalow is adjacent to the site access. A large hard-standing yard extends southwards and is located to the front of a bricked warehouse which forms a U shape in conjunction with the adjacent warehouse to the west.

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

Consultation Responses

No representations had been received by the time that the consultation process expired.

Planning Considerations

Principle of development

Policy 7 (Improving South East Lincolnshire's Employment Land Portfolio) sets out the aim to support proposals which assist in the delivery of economic prosperity across the district. The Policies Map (Inset Map 7) of the Local Plan classifies the Bridge Road Industrial Estate as a Main Employment Area (ref: LO002). Policy 7 establishes that Main Employment Areas are reserved for Classes B1, B2 and B8. The main use of the site is general storage and distribution (B8) and the portable cabin is used as an office (B1) ancillary to the main use. The principle of development is therefore acceptable.

Design and layout

The main access to the warehouse consists of a large two panel sliding door on the front elevation. A roller door slightly of smaller size is adjacent to the east. The portable cabin is flanked by both doors and narrowly separated from the front elevation of the warehouse. Two windows with blinds face the yard and the door access is on the eastern side elevation of the structure.

The scale of the development is subservient to the warehouse which is the main building on the site. The appearance of the cabin is characteristic of such type of development and is not out keeping with the industrial character of the immediate setting.

Highway safety

The portable cabin is in close proximity to the roller door to the east. However, it has not been anticipated that such position impedes vehicles entering and egressing in a safe and convenient manner.

Residential amenity

No dwellings are within a reasonable distance from the portable cabin. Thus, the development has no adverse impact upon residential amenity.

Conclusion

Taking into consideration the above mentioned, the development is considered to be in accordance with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019). Accordingly, it is recommended to approve this planning application via delegated decision.

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.