DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0800-25**	**Applicant:**	**LC Packaging UK Ltd**
Proposal:	Proposed refurbishment works to office amenities only (single storey) including internal layout changes, visual decorations and external works to the existing single-storey facade, including new windows and an entrance door		
Location:	L C Packaging Uk Ltd Bridge Road Long Sutton		
Terminal Date:	25th November 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 6 - Building a strong, competitive economy
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

Representations:

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

RUBEN LOPEZ, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

The application seeks full planning permission for external changes to the elevations of the building within the site. No extensions are proposed; however, part of the existing entrance area is proposed to be demolished and in its place, a curved window is proposed. Various new windows and doors are proposed on the northern and eastern elevations of building. The proposed internal alterations do not require planning permission as the building is not a listed building.

Site Description

The site comprises land at L C Packaging which is transport packaging facility. The site is located to the south of Bridge Road, to the south-west of Long Sutton. There is a dwelling to the west of the site, and a large car park to the east.

The site is located outside any defined settlement boundary identified within the South East Lincolnshire Local Plan (2019). As such, the site is within the countryside in planning policy terms.

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H10-1078-94: (Permission Renewal) Industrial/warehousing/ transport development (Renewal of H10/1030/90) - approved 08 February 1995

H11-0190-95: (Full Application) Construction of new access and feeder road - approved 23 June 1995
H11-0716-95: (Full Application) Proposed warehouse and offices - approved 03 October 1995

H11-0105-97: (Discharge of Conditions) Details of landscaping and colours of metal sheeting (Conditions 6 & 7 of application H11/0716/95) - approved 24 March 1997

H10-0946-97: (Permission Renewal) Industrial/warehousing/ transport development. (Renewal of H10/1078/94) - approved 30 December 1997

H11-0866-00: (Full Application) Proposed storage building - approved 14 September 2000

H10-1002-00: (Permission Renewal) Industrial/warehousing/ transport development - Renewal of H10/0946/97 - approved 06 December 2000

H10-0972-03: (Permission Renewal) Industrial/warehousing/transport development (outline renewal

application H10/1002/00) - approved 12 November 2003

H10-0943-11: (Advertisement Application) Proposed signage - approved 26 January 2012

H11-0825-24: (Certificate of Lawfulness) Proposed construction of concrete hardstanding, erection of a galvanised palisade fence around the perimeter of hardstanding - approved 26 November 2024

H11-0015-25: (Full Application) Proposed Container Bagging Unit, Infeed Hopper and associated works - approved 18 March 2025

Consultation Responses

Responses have been received from the below referenced consultees. The responses are summarised below, however, the responses can be viewed in their entirety on South Holland District Council's website.

Long Sutton Parish Council: The Council have no objections to this application and are happy to support local businesses.

Lincolnshire County Council - Highways and SUDS: The proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application. The proposal is for refurbishment works to office amenities only (single storey) including internal layout changes, visual decorations and external works to the existing single-storey facade, including new windows and an entrance door and it does not have an impact on the Public Highway or Surface Water Flood Risk. This proposal will utilise the existing access from Bridge Road which serves the current use. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear and therefore, there are no changes to access, parking or drainage and it is considered that this proposal would not result in an unacceptable impact upon highway safety or increase surface water flood risk.

South Holland Internal Drainage Board: Whilst the site in question lies within the Internal Drainage District of the South Holland Internal Drainage Board the proposed application does not meet our threshold for commenting as per our Planning and Byelaw Strategy. Therefore the Board has no comments to make.

Environmental Protection: No comments regarding land contamination.

Lincolnshire County Council - Historic Environment: The proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application.

Anglian Water: No comments.

Cllr A C Tennant: No response received.

Cllr J Tyrell: No response received.

Cllr D J Wilkinson: No response received.

Lincolnshire Wildlife Trust: No response received.

Natural England: No response received.

National Grid: No response received.

Ecology Officer: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

-Principle of Development;
-Design and Visual Impact;
-Impact on Amenity;
-Biodiversity Net Gain; and
-Flood Risk.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is outside any defined settlement boundary and is, therefore, within the countryside in planning policy terms. Notwithstanding this, the proposal only seeks to make external changes to an existing building to support an existing business. As such, the principle of development is acceptable provided the development is acceptable in terms of other material considerations.

Design and Visual Impact

Paragraph 135 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping.

Policy 2 of the Local Plan outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 of the Local Plan requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

The western and southern elevations of the building would remain unchanged and no extensions

are proposed. Furthermore, the overall site layout is proposed to remain unchanged, except for the proposed demolition of the existing entrance lobby which is located on the north-eastern corner of the site. A curved window is proposed to replace the entrance area, and a new front doorway is proposed on the northern elevation of the building.

On the eastern elevation of the building, it is proposed to install taller windows to replace the existing windows. The visual impact of the proposed windows is acceptable.

The northern elevation faces towards Bridge Road and as such, this is the most visually prominent elevation of the building. The window openings on the northern elevation would remain largely in the same positions, however, the new entrance doors are proposed to replace an existing window.

The brickwork on the building is currently black and it is proposed to paint this brickwork white. This could be painted using permitted development rights. Nonetheless, the visual impact of this change is acceptable. The existing cladding which covers the upper part of the front and side projection is proposed to be coated with 'Edge Alucobond' which would be white.

Grey 'Cedral' cladding is proposed on the northern elevation covering an area that measures 2.5m by 6.4m. The visual impact of this is acceptable as this area is proportionate to the building and the materials are acceptable.

The proposal would not cause an adverse impact to the character or appearance of the area in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should 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.

Policies 2 and 3 of the Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The nearest dwelling to the site, 90 Bridge Road, is located approximately 8m to the west of the site boundary. It is not considered that the proposed external alterations to the building would negatively affect 90 Bridge Road or any other nearby dwellings. The proposal would not introduce any new design features or elements that would impact upon the amenity of any neighbouring dwelling in terms of loss of privacy, loss of light or over-looking. Therefore, the development is considered to accord with the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan in amenity terms.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan, or
(c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development is considered to be exempt from the statutory BNG requirement as the proposed would fall under the de minims exemption. No extensions are proposed, and the site would remain largely unchanged.

Flood Risk

Section 14 of the NPPF sets out guidance relating to how local authorities should assess and determine applications which are subject to flood risk concerns. The site is within Flood Zone 3 on the Environment Agency Maps, however, no extensions are proposed and the development would not increase the impermeable area within the site. As such, the proposed development does not pose any significant flood risk issues. The development therefore satisfactorily accords with Policy 4 in the Local Plan and Section 14 of the NPPF.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposed development is appropriate and would not materially harm the character or appearance of the locality, or the amenity of nearby residents. Overall, the proposed development accords with the Local Plan and the NPPF.

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.

Conclusion

Taking these factors into consideration, the proposed development accords with Policies 1, 2, 3, 4 and 7 of the Local Plan, as well as Sections 11, 12 and 14 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.