DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0192-19**	**Applicant:**	**Moulton Bulb Co Ltd**
Proposal:	Proposed replacement canteen and chill store extension (retrospective)		
Location:	Moulton Bulb Company Broad Lane Moulton		
Terminal Date:	16th April 2019		

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

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 6, 8, 9, 12, 14, 15

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Retrospective planning permission is sought for a replacement canteen and chill store extension.

Representations

Moulton Parish Council - No comments received.

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

South Holland IDB - I note that the applicant intends to discharge surface water to a watercourse. As such, please be aware that the proposed development will require land drainage consent.

Public - No comments received.

Material Considerations

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. No objections are therefore raised in principle.

Character/appearance

The proposed steel framed, partially clad replacement building replaces a former brick-built canteen building. It is a single span portal frame structure with exposed steelwork columns at low level with insulated wall panels behind. The first-floor level to the replacement building is fully clad with new uPVC double glazed windows to the front elevation local to the new offices and meeting rooms, with new high- level obscured glass windows to the rear elevation for the replacement canteen. A new galvanised steel staircase to the first floor is positioned to the front elevation. The wall cladding is Goosewing Grey/Dark Olive Green and the roof cladding Goosewing Grey. The building is viewed alongside existing commercial buildings and would not materially harm the visual amenities of the rural locality.

Residential amenity

The building is part of a commercial complex. Canteen first floor windows are located at the rear and overlook a dwelling (The Gables) immediately to the south. However, this property is presently associated with the business. Open countryside is located beyond. Taking this matter into consideration it is considered that neighbouring residents would not be materially affected in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise and disturbance, etc.

Highways

The County Highways Authority has indicated that it does not wish to restrict the grant of permission on highway safety grounds.

Other Material Planning Considerations

Flooding - The site is within Flood Zone 1 on the Environment Agency Maps and within an area of "no hazard" within the South Holland Strategic Flood Risk Assessment (2017). The proposal therefore satisfies the sequential test

Drainage - The South Holland Internal Drainage Board raises no objections subject to the applicant receiving land drainage consent.

Conclusion

The proposal would promote economic growth in a rural area and help to create jobs. The building is acceptable in terms of design/appearance and the proposal would not materially harm the amenity of neighbouring. LCC Highways have raised no objections.

Recommendation - Grant permission under delegated powers.