DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-1061-18**	**Applicant:**	**D Brown Building Contractors Ltd**
Proposal:	Change of use of 5 existing storage units to Class B1 (Business) plus erection of additional business unit (Class B1).		
Location:	D Brown Building Contractors Ltd Seas End Road Moulton Seas End		
Terminal Date:	12th December 2018		

Planning Policies

Local Plan July 2016:	
SG1	General Sustainable Development
SG2	Distribution of Development
SG4	Development in the Countryside
EC3	Existing Employment Areas/Premises
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 6, 9, 14 and 15.

Representations:

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

CASE OFFICER ASSESSMENT

Material Considerations

Full planning permission is sought for a change of use of 5 existing storage units to Class B1 (Business) plus erection of an additional business unit (Class B1). The proposed use includes light industry appropriate to a residential area, offices and research and development.

Core policies within the South Holland Local Plan, 2006 promote sustainable development. Policy SG4 indicates that new development should normally be resisted in the open countryside, unless it is essential in the proposed location and cannot reasonably be accommodated within a defined settlement. Policy EC3 of the South Holland Local Plan, 2006 makes provision for new development within existing employment curtilages and/or proposals for the expansion of existing employment undertakings.

Section 6 of the National Planning Policy Framework, 2018 supports sustainable economic growth in rural areas. It stresses that planning policies and decisions should place significant weight on the need to support economic growth taking into account local business needs. Paragraph 83 states that decisions should promote the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well designed new buildings. Paragraph 84 goes on to stress that planning decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. The use of previously developed land should be encouraged where suitable opportunities exist.

Addressing the above, the site is not closely related to an existing settlement or public transport network. However, the buildings are within existing employment premises and the proposal is small scale and constitutes a form of rural diversification. It would provide small light industrial units, either in conjunction with the associated builders yard or for other small local businesses. Having regard to advice within the Framework, it is considered that the economic benefits in this case outweigh the constraints and that the proposal is acceptable in principle.

The new building would be seen against a backdrop of existing industrial buildings. It is considered that the additional building would not materially harm the existing character of the building or countryside.

The nearest residential property unassociated with the site (Westview) is located some 80 metres to the south-east on the opposite side of Seas End Road. Chestnut Farm House is located further to the south. Both are partially shielded by existing buildings on site. Environmental Protection raises no objections. The nature of the proposed (light industrial) use is such that the amenity of nearby residents would not be harmed to a significantly greater degree than at present in terms of noise and disturbance, etc.

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

In conclusion, therefore, the development is located on existing employment premises. The proposal is small scale, would constitute a form of rural diversification and would provide economic benefits. It would not significantly harm the existing character or appearance of the countryside. The factors in favour of the scheme in this specific case, including economic benefits, outweigh other socio and environmental factors such as the distance from the nearest settlement.