DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0071-22**	**Applicant:**	**Glen Farrow**
Proposal:	Installation of Glen Farrow 210 Biomass boiler to replace existing biomass boiler.		
Location:	Glen Farrow Limited Glendum Close Pinchbeck		
Terminal Date:	24th March 2022		

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
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

6 - Building a strong, competitive economy
12 - Achieving well-designed places
14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application at Glen Farrow Limited, Glendum Close, Pinchbeck for the installation of a Glen Farrow 210 Biomass boiler to replace an existing biomass boiler. The proposed boiler is 2.758 metres in width, 1.58 metres in depth, 2 metres in height, with a flue ending at 3.44 metres in height.

SITE DESCRIPTION

The site is within defined settlement limits and the surrounding area is predominately industrial in nature with buildings of varying ages and designs. To the east of the proposal site is the main building of Glen Farrow, with Wardentree Lane to the south, a yard area and a building to the west and grassed land to the north beyond the existing site yard. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to raise ground levels in this location as the application is not for habitable rooms.

RELEVANT HISTORY

H14-0835-07

Full - Construct premises for the storage, display and distribution of heating, plumbing and irrigation equipment with associated maintenance department and offices including trade sales counter - Approved - 16 August 2007.

CONSULTATION RESPONSES

SHDC - Environmental Protection

No objections.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for a replacement boiler. The boiler will help support the continued operations of the existing business. The principal of development in this instance in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout of the boiler is considered to be acceptable. No trees will be removed to facilitate the installation as the land is already tarmacked. The boiler is set to the rear of the site and is not visible from the highway. There is not considered to be an impact on the character and appearance of the area, nor neighbouring land uses.

2. The boiler is of a standard design and the location is adjacent to the western boundary fence.

3. Proposed materials of construction are that of a standard metal boiler.

4. Access and vehicular generation levels are not impacted by this proposal.

5. Existing community services and infrastructure are not impacted by this proposal.

6. There is not considered to be a noise, odour, disturbance and visual intrusion impact due to the siting and proposed use.

7. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to raise ground levels in this location as the application is not for habitable rooms.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by this proposal. The size, scale and layout of the boiler is considered to be acceptable. No trees will be removed to facilitate the installation as the land is already tarmacked. The boiler is set to the rear of the site and is not visible from the highway. There is not considered to be an impact on the character and appearance of the area, nor neighbouring land uses.

5. Adequate space remains on site for cycle and bin storage. Car parking space is unimpacted by this proposal as the area on which the boiler will be sited is not used for parking purposes.

11. There is not considered to be a noise, odour, disturbance and visual intrusion impact due to the siting and proposed use.

12. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. There is not a require to raise ground levels in this location as the application is not for habitable rooms.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio

This proposal is assessed against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio. The relevant section of Policy 7 is titled Main Employment Areas and this section states:

"The Policies Map identifies Main Employment Areas, as listed below, which are reserved for main employment in Classes B1, B2 and B8. On Mixed-use development sites, which incorporate main employment uses under Class B as specified for each site, together with other identified appropriate employment-generating uses, non-Class-B uses will only be supported where the applicant can demonstrate they are ancillary to the effective functioning of the Mixed-Use Area identified. A master plan will be required for prestige sites identified. Mixed-use developments, which incorporate main employment uses together with other identified appropriate employment-generating uses, will be supported in Mixed-Use Areas identified."

When assessed against the above relevant criteria the following can be observed:

The proposal is considered to be ancillary to the effective functioning of the business.

This application accords with SELLP Policy 7.

Assessment against SELLP Policy 30 - Pollution

When assessed against the above relevant criteria the following can be observed:

1. Their is no considered to be a health and safety impact from the replacement boiler.

2. The amenities of the area area unimpacted by this proposal.

3. The natural, historic and built environment is not impacted by the proposal.

4. Air quality will not be materially impacted by the boiler as it is replacing an existing biomass boiler.

5. There is not considered to be a noise or vibration impact above that of the existing boiler on site.

6. Light levels are not impacted by this proposal.

7. Land quality is not impacted by this proposal on a site which is already tarmacked.

8. Surface and groundwater quality is not impacted by this proposal on a site which is already tarmacked.

9. The site will not be impacted by poor air quality from identified sources.

10. There will not be an impact on air quality from the proposed development.

11. There will not be an impact on amenity from existing uses in the vicinity.

This application is considered to accord with SELLP Policy 30.

Assessment against SELLP Policy 31 - Climate Change and Renewable and Low Carbon Energy

The relevant section of this policy is titled Renewable Energy. When assessed against the above relevant criteria the following can be observed:

1. The proposed biomass boiler is located to the rear of the site and is not visible from Wardentree Lane. Therefore there is not considered to be an impact on visual amenity, landscape character or skyscape.

2. There are no residential uses in the surrounding area, so residential amenity is not impacted.

3. The boiler is not visible from Wardentree Lane and the area is not used for parking purposes. Highway safety is not impacted by the proposal,

4. Agricultural land is not impacted as the site is within Wardentree Lane Industrial Estate area.

5. The maximum height of the boiler is 3.44 metres. Aviation and radar safety is not impacted.

6. There are no heritage assets in the vicinity of the site.

7. The site and surrounding area is for industrial usage. The natural environment is not impacted by the proposal.

This application accords with SELLP Policy 31.

PLANNING BALANCE

It is considered that the replacement biomass boiler can be accommodated on site without impacting the character and amenity of the area, due to the size and siting of the proposed unit. This application is considered to accord with Policies 1, 2, 3, 7, 30 and 31 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6, 12 and 14 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

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.