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Your ref: PP-05857815
Our ref: 823 17 LMS EC

24 February 2017

Submitted via the Planning Portal only

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

ANGLIA UK LTD
RETENTION OF TEMPORARY BUILDING FOR OCCUPATION BY SITE MANAGER AT MILL GREEN ROAD (RESUBMISSION), PINCHBECK

Following the refusal of planning application H14-0980-16, we have now reviewed the reason for refusal and spoken to our client with a view to obtaining additional information to support the proposal in light of the local planning authority's concerns.

A separate and confidential document has been sent under a separate cover to support the application. In addition to that information we would also reiterate the following that was submitted with the first application.

Anglia UK Ltd is a specialist company that has grown from relatively humble beginnings in 1999 and now provides services to multi-national clients in the fields of vehicle and asset repossession, vehicle logistics (transportation of vehicles nationwide), credit management and asset audit services. The company has its headquarters at Mill Green Road and in recent years the company has invested a significant amount in modernising the site, adding buildings and workshops and creating employment in the local area. The company employs 100 staff and agents recovering over 500 vehicles per week on behalf of clients.

The specialist nature of the business, especially that of vehicle logistics and recovery, has necessitated the need to essentially operate the site 24/7. For insurance purposes, vehicles must be brought back to the site and stored under lock and key and this also applies to other items that are recovered for clients.

The business has coped until recently by relying on a key holder to attend the site at short notice but this reliance is becoming more and more frequent to the point whereby more key holders are needed, but this provides more insurance and general security issues. The need to maintain the fleet of vehicles has also increased the activity on site at unsocial hours, and accordingly, the client took the decision to place a

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member of staff in a portable building historically used for training staff to provide that presence on site out of hours. The occupant is the site key holder and will enable the site to be opened up and goods and vehicles stored safely and securely. In addition, the occupier provides vehicle maintenance in the event that a vehicle has to return to base with issues that need to be resolved in order to provide business continuity.

The portable building is located at the rear of the site within the secure gated compound and is required temporarily by the business until such time as a permanent solution can be found. The board of directors is currently exploring options for the site and, in the event that a solution is considered suitable, this will be acted upon. In the meantime, the temporary occupation of the portable building is an ideal short term solution to the business needs.

Pinchbeck is classed as a Main Service Centre and has a range of services and broad infrastructure such that it is recognised as having the ability to accommodate more housing. The site lies close to the edge of the settlement and is within a reasonable walking distance of the village centre. The location of the proposal is such that there is no impact on the reasonable amenity of nearby residential occupiers and there is no detrimental visual impact on the character of the area.

In the absence of a five year housing supply and having regard to the location of the proposal on the edge of one of the more sustainable settlements, there are weighty planning considerations in favour of the proposal.

It is proposed to seek a temporary three-year consent to enable a permanent solution to be found. A Flood Risk Assessment accompanies the application.

We trust that you will consider the application favourably, however, in the event that there are any questions arising from the proposal, we would be happy to assist.

Your faithfully

Lewis Smith MRTPI

cc Mr M Scotney