DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0229-25**	**Applicant:**	**Anglia UK Ltd**
Proposal:	Details of external lighting and external CCTV cameras (Conditions 3 & 4 of H14-1073-23)		
Location:	The Anglia Business Centre Mill Green Road Pinchbeck		
Terminal Date:	29th April 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
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework December 2024

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

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is a discharge of conditions proposal, seeking to discharge Conditions 3 and 4 of H14-1073-23.

Site Description

The site lies outside of any defined settlement limits, with a row of semi-detached dwellings to the north-west. The existing business buildings are located to the west, south and south-west of the proposal site. To the north and north-east beyond established trees are two residential developments.

The application site is in Environment Agency Flood Zone 3 and is not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping. No foul and surface water drainage is proposed for the site. Because the building is for the storage of vehicles, there is not a requirement to raise finished floor levels.

History

H14-1150-85

Full - Change of use to builders yard & offices - Approved

H14-1536-88

Outline - To erect a dwelling with garage for a company employee - Approved

H14-0179-89

Full - Erection of Building for Storage of Building Materials - Approved

H14-1064-90

Full - Extension to offices - Approved

H14-0034-91

Full - Amalgamation of 2 no. existing stores to form one large store - Approved

H14-0328-99

Full - Change of use to re-possession agents to HQ including vehicle compound - Approved

H14-0803-99

Condition Compliance - Details of landscaping (Condition 2 of H14-0328-99) - Approved

H14-0777-00

Full - Extension to form first floor office space - Approved

H14-1253-01

Full - Erection of offices - Approved

H14-1208-04

Outline - Erection of single storey dwelling for Manager - Withdrawn

H14-1686-04

Full - Extension of existing office premises - Withdrawn

H14-0877-07

Full - Use of land for the stationing of a portacabin for use as training facilities - Approved

H14-0042-08

Condition Compliance - Details of landscaping (Condition 3 of H14-0877-07) - Approved

H14-0153-08

Condition Compliance - Details of additional landscaping and tree planting (Condition 3 of H14-0877-07) - Non-determined

H14-0312-10

Section 73 - Modification of Condition 1 of H14-0877-07 to allow siting of portacabin for a further 3 years - Approved

H14-0634-10

Full - Change of use of beet pad to car parking area (retrospective) - Approved

H14-0210-13

Full - Kitchen and toilet extension to office building - Approved

H14-0407-13

Section 73 - Modification of Condition 1 of H14-0312-10 to extend the time limit for a further 3 years - Approved

H14-0472-15

Full - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of Portakabin - Approved

H14-0988-15

Non-material amendment - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of portakabin - approved under H14-0472-15. Amendments to revise position of windows and doors on workshop side elevation B and rear elevation C - Approved

H14-0980-16

Full - Use of temporary building for occupation by site manager - retrospective - Refused

H14-0193-17

Full - Use of temporary building for occupation by site manager (retrospective) - resubmission of H14-0980-16 - Approved

H14-0941-19

Full - Proposed extension to existing workshop, relocation of existing store, erection of commercial mast, managers accommodation to replace existing mobile home and use of land for vehicle storage. - Approved

H14-0607-20

Condition Compliance - Details of design and position of external boxes etc and means of foul water disposal (Conditions 3 and 5 of H14-0941-19) - Approved

H14-0869-20

Full - Proposed managers accommodation, construction of new access track and use of land for vehicle storage - Approved

H14-0812-21

Full - Proposed Manager's accommodation and access track (to replace that approved under planning permission H14-0869-20), two storey office building, new storage building and stationing of

30 self-store containers. - Approved

H14-0295-22

Section 73 Modification - Proposed Manager's accommodation and access track (to replace that approved under planning permission (H14-0869-20), two storey office building, new storage building and stationing of 30 self-store containers - approved under H14-0812-21. Modification of wording relating to Condition 16. (to clarify implementation of managers accommodation). - Approved

H14-0893-22

Condition Compliance - Details of scheme to deal with external materials, design & position of external meter boxes, gas flues & soil vent pipes, existing & proposed site levels & proposed floor levels and means of foul & surface water disposal (Conditions 4, 5, 7 & 9 of H14-0295-22) - Approved

H14-0836-23

Full - Use of land for siting of additional self-store containers - Approved

H14-1073-23

Full - Erection of vehicle storage building (Use Class B8) - Approved

H14-0065-24

Section 73a Continuation - Proposed Manager's accommodation and access track (to replace that approved under planning permission (H14-0869-20), two storey office building, new storage building and stationing of 30 self-store containers - approved under H14-0295-22 Modification of wording of Condition 3 relating to scheme to deal with contamination of land or pollution of controlled waters - Approved

Consultation Responses

Crime Prevention Design Advisor

No objections.

Planning Considerations

External Lighting

Condition 3 of H14-1073-23 states that:

Details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the approved storage building. There shall be no external illumination installed on or in the vicinity of the building other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

The proposed lighting will be attached to the four corner of the storage building, there will be four lights in total. It appears the lighting will face in a downward direction and is not sited to face any land outside of the ownership of the applicant. The lighting is detailed as an LED Wallwasher Wall Light 12W IP54 Black (or similar) with further details of the design as follows:

Average 130 Lux at 2m
4000K Cool White
IP54 rating
Dimensions 221x91x63mm
Colour: Black

Material: Powder coated aluminium
Non flickering

CCTV

Condition 4 of H14-1073-23 states that:

Details of any external CCTV cameras proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the building. There shall be no further CCTV cameras installed on or in the vicinity of the building other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, and to prevent visual intrusion to any land or buildings outside the ownership of the applicant.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

Four CCTV cameras are proposed, also on the four corners of the storage building. None of the cameras face land outside the ownership of the applicant, the cameras are detailed as 4K AcuSense Fixed Turret Network Camera (or
similar), the following is the rundown of the cameras:

- 8mp resolution
- Excellent low light performance
- Focus on human and vehicle targets classification
- Based on deep learning
- Built-in microphone for real-time audio security
- Water and dust resistant
- IP67 rating
- Dimensions: 138.3 mm x 126.3 mm

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

Conditions 3 and 4 of H14-1073-23 can therefore be discharged.