rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Your ref: PP:11117495
Our ref: 823-27 LMS SNL

16 March 2022

Submitted via email only

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

Dear Sir

ANGLIA (UK) LTD
VARIATION OF CONDITION 16 (IMPLEMENTATION) OF PLANNING PERMISSION H14-0812-21 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, MILL GREEN ROAD, PINCHBECK, SPALDING, PE11 3PU

Please find attached a full planning application for the variation of condition 16 of planning permission H14-0812-21 submitted via the Planning Portal reference PP:11117495.

Condition 16 requires:-

"The development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted under application reference H14-0869-20 is begun.

Reason: The site is located in the countryside and justification has only been provided for one dwelling linked to the business on site. This condition is imposed in accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019, and Paragraph 80 of the National Planning Policy Framework, 2021."

The condition was imposed to ensure only one dwelling was erected in connection with the operation of the business and although this is entirely understandable in planning terms, it does cause our client an issue because the consent also included an area of vehicle storage. Consequently, the wording of condition 16 would prevent the area of vehicle storage being used which was granted as part of H14-0869-20.

@RobertDoughtyConsultancy
@RDC_Ltd
robert-doughty-consultancy-limited

Robert Doughty Consultancy Limited
Registered in England No. 4084500
VAT Reg No. 364 7780 17

Your ref: PP:11117495
Our ref: 823-27 LMS SNL

16 March 2022

Planning Manager
South Holland District Council

This situation has arisen due to the problem of overlapping planning permissions containing similar elements, in this case the managers accommodation on a different footprint.

We should therefore be grateful if the local planning authority would amend condition 16 to read as follows:-

The managers accommodation to which this permission relates shall not be implemented if any part of the managers accommodation also approved under planning permission H14-0869-20 has begun.

Reason: The site is located in the countryside and justification has only been provided for one dwelling linked to the business on site. This condition is imposed in accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019, and Paragraph 80 of the National Planning Policy Framework, 2021.

The amended condition will prevent the erection of a second dwelling because of the overlapping planning permissions but will not prevent the use of the land for vehicle storage that was granted under H14-0869-20.

We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully

Lewis Smith MRTPI

@RobertDoughtyConsultancy
@RDC_Ltd
robert-doughty-consultancy-limited

Robert Doughty Consultancy Limited
Registered in England No. 4084500
VAT Reg No. 364 7780 17