DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0295-22**	**Applicant:**	**Anglia (UK) Ltd.**
Proposal:	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).		
Location:	The Anglia Business Centre Mill Green Road Pinchbeck		
Terminal Date:	12th May 2022		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

5 - Delivering a sufficient supply of homes
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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a Section 73 application for 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) at The Anglia Business Centre, Mill Green Road, Pinchbeck. No other elements of the application are to be altered.

The proposed dwelling will contain five bedrooms, four en-suites, five closets, a dressing room, storage room, study, cloakroom, utility, wc, a wc / shower, double garage, vehicle delivery office, vehicle delivery reception, and an open plan kitchen / dining / lounge area. Finished floor levels shall be set no lower than 3.3m AOD. Which is 300mm above existing average ground level. The dwelling will have a 1.2 metre high post and rail fence to the south, east and west. Materials of construction would be addressed by condition.

A turning circle will be provided to the front of the dwelling with two off-road parking bays to the front of the property in addition to the double garage provision. Beyond the turning circle to the north of the dwelling a small storage building will be located to provide an inspection and valeting point for incoming vehicles. The storage building will measure 18 metres in width, 9.1 metres in depth, have an eaves height of 3.4 metres, and a ridge height of 4.3 metres. The building will be constructed from green metal profile sheeting.

A new access road is to be sited running south of the existing site entrance. This access road is to be 5.5 metres in width. To the south of the dwelling and access road, a new hedgerow is to be sited. The earth bund sited to the east of the dwelling will help to obscure any possible views into the site from land outside of the applicant's ownership.

The Design & Access Statement states: "The proposed dwelling will essentially replace that approved under planning permission H14-0941-19 and H14-0869-20. The need for this accommodation has been proven under the extant permissions and that, in turn, replaced temporary accommodation that has been on site for a number of years in one form or another. It has now been decided that the company owner will occupy the dwelling and oversee the running of the business, so the design and size of the building has been revisited."

30 self store containers will be sited at the northern boundary of the site. The containers will measure 2.4 metres wide, 6.1 metres long, 2.6 metres in height and will be painted green. The proposed container business seeks to diversify the services offered on site, to strengthen the financial stability of the Anglian Business Centre as a whole. Access to the self-store containers will be via the existing track along the northern boundary of the site, and there will be a coded entry system allowing access to the container area which will be separated by temporary fencing from the vehicle storage area.

The two-storey office building will connect to the existing office buildings, adjacent to the vehicular entrance to the north west of the site. The depth of the building is 21.8 metres, measures 10.7 metres in width, has a 7.1 metres eaves height and 7.9 metres ridge height. Fenestration will be sited primarily in the north and west elevations, with two high level windows in the southern elevation. The ground floor will contain a reception, staff room, kitchen, lockers, disabled wc, female wcs, male wcs and a general wc. At first floor level two meeting / training rooms will be sited, as well as two wcs. The building will be constructed using metal profile sheeting in green to match the more recent workshop buildings in the complex. An existing single storey store will be demolished to make way for the office building.

SITE DESCRIPTION

The site is outside of defined settlement limits with a row of semi-detached dwellings to the north, a former nursery to the north and arable fields to the south and east. The site is within Environment Agency Flood Zone 3, and not impacted by increased flood risk or hazard on the 2115 South East Lincolnshire Strategic Flood Risk Assessment (2017) Mapping.

HISTORY

H14-1150-85

Full - Change of use to builders yard & offices - Approved - 22 January 1986.

H14-1536-88

Outline - To erect a dwelling with garage for a company employee - Approved - 12 January 1989.

H14-0179-89

Full - Erection of Building for Storage of Building Materials - Approved - 15 March 1989.

H14-1064-90

Full - Extension to offices - Approved - 31 October 1990.

H14-0034-91

Full - Amalgamation of 2 no. existing stores to form one large store - 07 February 1991.

H14-0328-99

Full - Change of use to re-possession agents to HQ including vehicle compound - Approved - 08 July 1999.

H14-0803-99

Condition Compliance - Details of landscaping (Condition 2 of H14/0328/99) - Approved - 17 September 1999.

H14-0777-00

Full - Extension to form first floor office space - Approved 04 August 2000.

H14-1253-01

Full - Erection of offices - Approved - 22 March 2002.

H14-1208-04

Outline - Erection of single storey dwelling for Manager - Withdrawn - 26 November 2004.

H14-1686-04

Full - Extension of existing office premises - Withdrawn - 21 February 2005.

H14-0877-07

Full - Use of land for the stationing of a portacabin for use as training facilities - Approved - 19 September 2007

H14-0042-08

Condition Compliance - Details of landscaping (Condition 3 of H14/0877/07) - Approved - 12 February 2008.

H14-0153-08

Condition Compliance - Details of additional landscaping and tree planting (Condition 3 of H14/0877/07) - Non-determined - 12 February 2008.

H14-0312-10

Section 73 - Modification of Condition 1 of H14-0877-07 to allow siting of portacabin for a further 3 years - Approved 04 June 2010.

H14-0634-10

Full - Change of use of beet pad to car parking area (retrospective) - Approved - 22 September 2010.

H14-0210-13

Full - Kitchen and toilet extension to office building - Approved - 09 May 2013

H14-0407-13

Section 73 - Modification of Condition 1 of H14-0312-10 to extend the time limit for a further 3 years - Approved - 17 June 2013.

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 - 07 July 2015.

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 - 26 October 2015.

H14-0980-16

Full - Use of temporary building for occupation by site manager - retrospective - Refused - 18 November 2016.

H14-0193-17

Full - Use of temporary building for occupation by site manager (retrospective) - resubmission of H14-0980-16 - Approved - 11 April 2017.

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 - 14 November 2019.

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 - 17 September 2020.

H14-0869-20

Full - Proposed managers accommodation, construction of new access track and use of land for vehicle storage - Approved - 03 December 2020.

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 - 15 October 2021.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principle of development

The agent has provided confidential information to prove there is a need for a worker to live on site for the present time. The specialist nature of the site means that the site has to be accessed at all hours of the day and night. The system previously used meant that a number of staff members were required to hold a key and any one of those could be called on to attend the site as required. However, as activity on the site at unsocial hours is increasing, more key holders are required which has led to insurance and security issues. The applicant states that a Site Manager has therefore slept on the site since 2008 without impacting on the wider landscape. Employees travelling to the site at short notice has proven to be costly, unreliable and would also place employees at risk unnecessarily.

The company state that security personnel could not perform the function of the Site Manager due to the requirement to satisfy Financial Conduct Authority guidelines in their business practices.

Under application H14-0193-17 the applicant provided costing information which shows the business could not financially support a permanent night-time manager working all through the night.

The National Planning Policy Framework 2021 (NPPF) indicates significant weight should be given by the planning system in the support of sustainable economic growth. This is achieved by proactively meeting the development needs of businesses rather than acting as an impediment.

Compliance with Policy 1 of the SELLP - Spatial Strategy Part D - Countryside

This proposal is assessed against SELLP Policy 1 title - Spatial Strategy. Part D - Countryside. This policy states:

"The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside. In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits."

When assessed against the above policy the following can be observed:

Economic - The proposal will diversify the services offered by a successful local business and help to ensure stability in economically uncertain times.

Community - The proposed access route, dwelling and parking area are at least 85 metres from the nearest dwelling. There is not considered to be a material impact on residential amenity, and the continuing success of the business can help retain jobs in the area.

Environmental - The proposal will provide additional landscaping features such as hedging along the southern boundary and an attenuation pond.

Furthermore, the accommodation may be considered essential to this location due to the specialist needs of the business on site in light of the further information provided. This policy is in accordance with guidance contained in Paragraphs 80 and 84 of the NPPF.

It is considered that the proposal accords with Policy 1 of the SELLP.

Compliance with Policy 2 of the SELLP - Development Management

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

1. The size, scale, layout and density of the dwelling is considered to be appropriate for the site. The character and appearance of the area should not be materially impacted as once established the site will be bordered by hedging along the entirety of the southern boundary. The containers are located in a location and at a height where the amenity and character of the area will not be

impacted. The new office building whilst visually prominent is not out of keeping with existing site and does not detract from the character of the surrounding area. The new storage building is not immediately opposite the managers dwelling and is not considered to materially impact the amenity of the dwelling occupants or the general site in the way it functions, or character given that it is located centrally to the site.

2. The design of the dwelling is considered to compliment the existing buildings on site and is positioned in such a way that it should not be materially impacted by the operations of the site, but be close enough for the site manager should their presence be required. The orientation and design of the office building best enables the site to function by keeping facilities adjacent to the existing offices and provides a modern, professional appearance to visiting guests.

3. The proposed dwelling and office building does not seek to maximise sustainable materials but is designed so as to be in keeping with the character of the existing buildings on site.

4. The proposal for storage containers will lead to an increase in larger vehicular movements, however it is considered the site and surrounding highways have the capacity to accommodate this. The Highway Authority have raised no objections to the proposal.

5. The proposal is not considered to materially impact community services or infrastructure.

6. There is not considered to be a material increase in noise, odour or disturbance from the proposal. The dwelling and parking provision will be a significant distance from existing dwellings, approximately 85 metres to the nearest properties to the north-west. Whilst a concern from a member of the public with regards to noise has been made with regard to site operations, the Environmental Health Technician has no objections to the proposal. The windows on the northern elevation of the office building face undeveloped land that is not likely to be used for any form of development due to being located outside of defined settlement limits.

7. With regard to flood risk, there is nowhere on the site to locate the dwelling where it would be at a lower level of flood risk. Any discharge to riparian drains will be addressed via an application to the Welland and Deepings Internal Drainage Board, who have sent a letter confirming this to the agent.

8. There is not considered to be a material impact on natural habitats, historical buildings or heritage assets arising from this proposal.

9. Sand and gravel mineral resources will not be impacted by this proposal.

This proposal is considered to accord with Policy 2 of the SELLP.

Compliance with Policy 3 of the SELLP - Design of New Development

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

1. The proposal is for a dwelling, storage building, office building and self-storage containers on a long established debt recovery business site. Alongside the new developments of a new access track and increased parking provision for recovered cars, this is not considered to impact the sense of place.

2. The ability to distinguish between public and private space will be improved by the installation of a new hedge along the southern boundary, alongside an earth bund, to provide improved privacy and security to the site.

3. The landscape character of the location is considered to be improved by the installation of a new hedge along the southern boundary.

4. As the site is rural in location, the primary choice of travel mode to the business is via private transport.

5. The provision of recycling bins, storage and bicycle sheds is not materially affected by this proposal. Parking provision for recovered vehicles and for the private vehicles of the site manager is enhanced and in accordance with Appendix 6 of the SELLP.

6. The lighting of public spaces is not impacted by this proposal.

7. Accessibility of public spaces is not impacted by this proposal.

8. Crime prevention and community safety is considered to be improved by having a site manager on site whilst millions of pounds worth of recovered goods are in storage.

9. The large fenestration elements on the southern elevation of the property aids environmental sustainability during the lifetime of the development.

10. Facades and signage will remain unaltered as a result of this proposal.

11. Residential amenity is not considered to be materially impacted by this proposal. The additional recovery parking available may not always be in use, and if in use is sited beyond the existing business, and accessed by a track on the southern side of the site away from residential properties. Whilst a concern from a member of the public with regards to noise has been made with regard to site operations, the Environmental Health Technician has no objections to the proposal. The windows on the northern elevation of the office building face undeveloped land that is not likely to be used for any form of development due to being located outside of defined settlement limits. The new storage building is not immediately opposite the managers dwelling and is not considered to materially impact the amenity of the dwelling occupants or the general site in the way it functions.

12. A large attenuation pond will be sited to the western side of the dwelling and the Welland & Deepings Internal Drainage Board has no objections to the proposed method of surface water disposal. Any discharge to riparian drains will be addressed via an application to the Welland and Deepings Internal Drainage Board, who have sent a letter confirming this to the agent. The proposed dwelling will be raised 300mm above ground level to address flood risk concerns.

13. The proposal does not seek to maximise the use of local materials.

14. It is considered the the new attenuation pond and southern boundary will positively contribute toward aiding biodiversity, green infrastructure, flood risk mitigation and urban cooling.

15. No historic buildings are impacted this proposal.

Compliance with Policy 7 of the SELLP - Improving S E Lincolnshire's Employment Land Portfolio

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

a. The dwelling is not considered to conflict with neighbouring land uses as it is sited at least 85 metres at the nearest point from any residential properties and is for use by a well-established successful business. The new storage building is not immediately opposite the managers dwelling and is not considered to materially impact the amenity of the dwelling occupants or the general site in the way it functions.

b. There is not considered to be any impact upon the character and appearance of the area, as the developments are not immediately adjacent neighbouring properties. Once established the southern boundary hedging will obscure the new dwelling.

c. The design of the dwelling, storage building and office building is responsive to the local context of the buildings and does not impact negatively on the operation of the business. The storage containers are of a standard design and will not be visible outside of the site boundary by virtue of their location.

d. The proposal to provide storage containers is not considered to materially impact the local highway network as the usage is for storage purposes only. This parking provision is not considered to significantly increase vehicular movements. The County Highways Officer has no objections to the proposal.

e. There is not considered to be an adverse impact on the viability of other allocated employment sites as the proposal is ideally sited for the business makeup of debt recovery and the facilities required.

f. The proposal does not facilitate a modal shift away from the private car as the site is not readily accessible by public transport.

g. There is an identified need for the continuation of this business location as it has established a well-located business for purposes of the debt recovery storage.

It is considered that the proposal accords with Policy 7 of the SELLP.

Increase in vehicular movements

There is not considered to be a material increase in vehicular movements as a result of this proposal, which is designed to diversify the business offer and secure the site. The number of movements along Mill Green Road cannot solely be attributed to this business. The County Highways & SUDS Officer has no objections to this proposal.

Late night operations

Occasionally late night operations are required but this is not a regular occurrence. If noise and disturbance from the site is frequently at a level which impacts residential amenity then this is a matter which should be addressed with the Environmental Health Technician.

PLANNING BALANCE

There is not considered to be a material impact from the location or design of the proposed dwelling, office building, storage building or storage containers. It is not considered that a recommendation of approval would lead to other similar applications for dwellings in the vicinity in the open countryside as there is an evidenced need for a continued permanent occupation of the site by a site manager for a business that operates on a 24 hour 7 day basis. A condition will be attached to the dwelling that it can only be occupied by persons employed or last employed in connection with Anglia Business Centre.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 7, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 6, 12 and 14 of the National Planning Policy Framework, 2019.

CONCLUSION

A delegated approval is considered to be appropriate.

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.