DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0303-24**	**Applicant:**	**Anglia (UK) Limited**
Proposal:	Details of external lighting & external CCTV cameras (Conditions 5 & 6 of H14-0836-23)		
Location:	The Anglia Business Centre Mill Green Road Spalding		
Terminal Date:	30th May 2024		

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 2023

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	1	0
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application on land at The Anglia Business Centre, Mill Green Road, Pinchbeck for details of external lighting and CCTV cameras covered under Conditions 5 & 6 of H14-0836-23. The parent application was for the use of land for the siting of 110 additional self-store containers.

SITE DESCRIPTION

The site is outside of defined settlement limits with a row of semi-detached dwellings to the north-west. The existing business buildings are located to the south and south-west of the proposal site. To the north and north-east beyond established trees are two residential developments. The site immediately to the north was submitted on an outline application under reference H14-0078-23 and was approved on the 28th of March 2024. The site to the north-east was approved under H14-1162-18 and is under construction with some dwellings in habitation. 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.

RELEVANT 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.

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 - 12 May 2022.

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 - 18 December 2023

H14-1073-23

Full - Erection of vehicle storage building (Use Class B8) - Approved - 30 January 2024.

CONSULTATION RESPONSES

Initial Responses Received (Consultation period between 5th April 2024 and 26th April 2024

Lincolnshire Police - 08 April 2024

No objections.

South Holland District Council - Environmental Protection - 01 May 2024

No comments.

Pinchbeck Parish Council - 09 May 2024

No comment.

EVALUATION

Compliance with Condition 5 of H14-0836-23 - External Lighting

Condition 5 of H14-0836-23 states:

"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 containers. There shall be no external illumination installed on or in the vicinity of the containers 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 with be affixed to a metal pole, that is 0.3 metres in height and sited on top of every third storage container. 29 lights will be provided in total. 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 a LED Wallwasher Wall Light 12W IP54 Black (or similar).
Average 130 Lux at 2m
4000K Cool White
IP54 rating
Dimensions 221x91x63mm
Colour: Black
Material: Powder coated aluminium
Non flickering.

The proposed lighting siting, location and strength is considered appropriate, and will aid site safety and security without materially impacting the character or amenity of the surrounding area.

Compliance with Condition 6 of H14-0836-23 - CCTV cameras

Condition 6 of H14-0836-23 states:

"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."

Five CCTV cameras are proposed amongst the 110 storage containers. These cameras will be affixed to a metal, that is 1 metre in height and sited on top of 4 of the 110 storage containers. None of the proposed cameras face land outside the ownership of the applicant. The cameras are detailed as 4K AcuSense Fixed Turret Network Camera (or similar)
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 Ã? 126.3 mm

The proposed dimensions and siting of the cameras are considered to be appropriate, and will aid site safety and security without materially impacting the character and amenity of the surrounding area.

CONCLUSION

This application is considered to accord with 1, 2, 3, 4, 7 and 36 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6, 12 and 14 of the National Planning Policy Framework, December 2023.

RECOMMENDATION

Based on the assessment detailed above, it is considered that Conditions 5 and 6 of H14-0836-23 have been satisfactorily addressed. It is recommended that the proposal should be approved under Delegated Authority.

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.