DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0324-23**	**Applicant:**	**Wm Morrison Supermarkets Ltd.**
Proposal:	Proposed new plant room & external plant deck with access stairs/platforms.		
Location:	Morrisons Abattoir Brunel Road Pinchbeck		
Terminal Date:	6th June 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2021

6 - Building a strong, competitive economy
12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application at Morrisons Abattoir, Brunel Road, Pinchbeck for a proposed new plant room and external plant deck with access stairs/platforms. The proposal seeks to provide a

new plant room and deck at first floor level, 9.158 metres from ground level above a loading bay on the eastern elevation. The gantry and plant room will be a further 4.261 metres in height and project 8.677 metres from the existing east elevation wall. The plant room will measure 5.503 metres in depth and 8.8 metres in width. The plant room is accessed via galvanised steel mesh double doors. Gantry access will be provided to the existing air handling units above the proposed plant room. New ducting will be provided about the air handling units. There are no windows proposed in the plant room.

The proposed materials of construction are mesh grid flooring and a galvanised key-klamp handrail for the gantry, with the plant room constructed from galvanised steel mesh panels with Corus Colourcoat 'Cobalt' cladding toward the base of the plant room to match that of the cladding on the existing building. The new ducting above the existing air handling units will also be coloured to match that of the existing building cladding.

SITE DESCRIPTION

The site is within the defined settlement limits and is located within the Benner Road Industrial Estate. The surrounding area is characterised by industrial buildings of varying ages and designs. The proposal is in Environment Agency Flood Zone 3, and in a Danger for Most hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is for non-residential development and the development is above ground level, there is not a requirement to raise finished floor levels to address flood risk.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

South Holland District Council - Environmental Protection

No objection.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled Sub-Regional Centres. This section of the policy states:

"Within the settlement boundaries of Boston and Spalding (as shown on the Inset Maps) development will be permitted that supports their roles as Sub-Regional Centres."

The proposal is for B1 use class development on existing B1 use land within defined settlement limits. The application will help support Spalding and Pinchbeck's role as a Sub-Regional Centre.

This application accords with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;

9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale and layout is considered to be appropriate for the site. The plantroom and decking is subservient to the existing building to which it is attached. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by this proposal.

2. The design and orientation best serves the needs of the business, and is in keeping with the existing adjacent gantry.

3. The proposed materials of construction are mesh grid flooring and a galvanised key-klamp handrail for the gantry, with the plant room constructed from galvanised steel mesh panels with Corus Colourcoat 'Cobalt' cladding toward the base of the plant room to match that of the cladding on the existing building. The new ducting above the existing air handling units will also be coloured to match that of the existing building cladding. The proposed materials of construction are considered to be appropriate for the site.

4. The existing access is not being altered and the new plant room is not expected to generate additional traffic after the construction period.

5. The capacity of existing community services and infrastructure is not impacted by the proposal.

6. There is not considered to be a noise, odour or disturbance impact from the proposal. The plant room is sealed and the gantry is solely to provide access to this room. With regard to visual impact the following can be observed:

Overdevelopment - The plant room, gantry and ducting is a small extension that is subservient to the existing building and the overall scale of the site.

Overshadowing - When right to light lines are drawn no buildings outside the ownership of the business will be provided.

Overlooking - There are no windows in the plant room. The gantry connects to an existing gantry and is used solely for access purposes. The nearest buildings are 90 metres away and there are established trees along the eastern boundary that are between 5 to 6 metres in height that prevent overlooking of Brunel Road.

7. The proposal is in Environment Agency Flood Zone 3, and in a Danger for Most hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is for non-residential development and the development is above ground level, there is not a requirement to raise finished floor levels to address flood risk.

8. This criterion is not relevant to this application.

9. This criterion is not relevant to this application.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;

3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

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

1. The size, scale and layout is considered to be appropriate for the site. The plantroom and decking is subservient to the existing building to which it is attached. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by this proposal. A sense of place is not impacted by this proposal.

2. This criterion is not relevant to this application.

3. This criterion is not relevant to this application.

4. The site is served by nearby bus stops, bicycle parking and car parking is available on site.

5. Ample bicycle and bin storage space is available on site. The existing access is not being altered and the new plant room is not expected to generate additional traffic after the construction period.

6. This criterion is not relevant to this application.

7. This criterion is not relevant to this application.

8. This criterion is not relevant to this application.

9. This criterion is not relevant to this application.

10. This criterion is not relevant to this application.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. The plant room is sealed and the gantry is solely to provide access to this room. With regard to visual impact the following can be observed:

Overdevelopment - The plant room, gantry and ducting is a small extension that is subservient to the existing building and the overall scale of the site.

Overshadowing - When right to light lines are drawn no buildings outside the ownership of the business will be provided.

Overlooking - There are no windows in the plant room. The gantry connects to an existing gantry and is used solely for access purposes. The nearest buildings are 90 metres away and there are established trees along the eastern boundary that are between 5 to 6 metres in height that prevent overlooking of Brunel Road.

12. The proposal is in Environment Agency Flood Zone 3, and in a Danger for Most hazard area,

with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is for non-residential development and the development is above ground level, there is not a requirement to raise finished floor levels to address flood risk.

13. This criterion is not relevant to this application.

14. This criterion is not relevant to this application.

15. This criterion is not relevant to this application.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio

This proposal is assessed against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio. The relevant section of Policy 7 is titled Main Employment Areas and this section states:

"The Policies Map identifies Main Employment Areas, as listed below, which are reserved for main employment in Classes B1, B2 and B8. On Mixed-use development sites, which incorporate main employment uses under Class B as specified for each site, together with other identified appropriate employment-generating uses, non-Class-B uses will only be supported where the applicant can demonstrate they are ancillary to the effective functioning of the Mixed-Use Area identified. A master plan will be required for prestige sites identified. Mixed-use developments, which incorporate main employment uses together with other identified appropriate employment-generating uses, will be supported in Mixed-Use Areas identified."

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

The building will help to support the existing operations of this B1 site, which is in an established main employment area.

This application accords with SELLP Policy 7.

PLANNING BALANCE

By virtue of the design, siting and materials of construction, there is not considered to be a material impact on the character and amenity of the surrounding area. This is due proposed plant room use, use of matching materials and separation distance of 90 metres to neighbouring businesses.

CONCLUSION

This application is considered to accord with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2021.

RECOMMENDATION

This application is recommended for approval.

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.