DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0356-25**	**Applicant:**	**Mr W Ruddle**
Proposal:	10 additional storage containers		
Location:	Northgate House Northgate Pinchbeck		
Terminal Date:	1st August 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
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 6 - Building a strong, competitive economy
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
BLACK SLUICE	0	0	0	1

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal seeks full planning permission to site 10 additional storage containers on land at Northgate House, Pinchbeck. There are currently 22 storage containers within the site. The additional containers are proposed to be located near the eastern boundary of the site, behind green palisade fencing and a hedgerow.

Site Description

The site is located to the north of North Gate and comprises a single-track private access road and an area of gravel within which 22 storage containers are currently situated. There are various dwellings located sporadically along North Gate and commercial businesses to the west of the site, including manufacturing businesses and a packaging site.

There is a grade II listed building, Northgate Mill, located approximately 50m to the west of the site. There are two other grade II listed buildings approximately 95m to the east of the site, The Grange and The Traphouse to The Grange.

The site is outside the settlement boundary of Pinchbeck, as identified by the South East Lincolnshire Local Plan (2019) and the accompanying policies map.

The site is within Flood Zones 1, 2 and 3, as identified by the Environment Agency's flood risk maps.

Planning History

H14-0218-88: (Outline Application) New bungalow with garage - refused 13 April 1988

H14-1200-22: (Full Application) Change of use of land to B8 storage and distribution - retrospective - approved 07 February 2023

H14-0930-23: (Full Application) Change of use of land to B8 storage and distribution - retrospective - approved under H14-1200-22. Modification of Condition 5 relating to the increase in number of containers - withdrawn 21 December 2023

H14-1060-23: (Full Application) Erection of 4 additional storage containers on existing storage and distribution site - approved 24 January 2024

Consultation Responses

Lincolnshire County Council - Highways and SUDS: There will be no change to staff or parking as a result of the proposal. There are currently 22 containers that have approval, this sort of proposal does not attract much in the way of vehicle movements so the additional 10 smaller containers will not have an adverse impact on the highway. The Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Environmental Protection: No comments.

Black Sluice Internal Drainage Board: Unfortunately, the application does not provide sufficient information as to where the surface water is running to. Please advise and I can respond accordingly.

Pinchbeck Parish Council: No response received.

Cllr S A Slade: No response received.

Cllr J Avery: No response received.

Cllr E J Sneath: No response received.

Conservation Officer: No response received.

Ecology Officer: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received. The following summarises the matters raised within the representation:

- The vehicles accessing this location cause damage to the grass edging on the opposite side of the roadway, which has required repair several times.
- Due to the containers being located in the applicant's garden, there is reduced on-site parking for the applicant's vehicles and clients to the applicant's other physiotherapy business which causes vehicles to be parked on the roadway outside the property. This poses a safety problem due to the speed of vehicles travelling on the road and the amount of traffic.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

-Principle of Development;
-Visual Impact;
-Impact on Heritage Assets;
-Impact on Amenity;
-Highway Safety and Parking;
-Flood Risk; and
-Biodiversity Net Gain.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable

development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

In this case, the site comprises land within the countryside, outside of any settlement boundary. Section D of Policy 1 sets out that development within the countryside 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. Within the supporting policy text, paragraph 3.2.16 states that "Some land uses may also require a countryside location because of their functionality".

The additional 10 containers would be located within a site which already features 22 containers, as the site has consent for storage and distribution, originally granted consent in 2023 under permission H14-1200-22. Consent was subsequently granted for an additional four containers in 2024 under permission H14-1060-23. The principle of development for storage within the site has therefore already been accepted. The number of containers within the site has been restricted within previous permissions to ensure the local planning authority retains control over the visual impact of the siting of containers within the site.

There are various commercial businesses to the west of the site. Therefore, the surrounding area features a combination of a commercial, residential and rural uses. The additional 10 containers will be located within an already established development, therefore the principle of the site has already been established.

Policy 7 of the Local Plan (Improving South East Lincolnshire's Employment Land Portfolio) of the Local Plan is also considered to be relevant as this states the following:

"New employment development/businesses or the extension of an existing business outside the...allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:
a. the development does not conflict with neighbouring land uses;
b. there is no significant adverse impact upon the character and appearance of the area;
c. the design is responsive to the local context;
d. there will be no significant adverse impact on the local highway network;
e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
g. there is an identified need for the business location outside of identified employment areas on the Policies Map."

Therefore, the Local Plan allows for the extension of existing businesses outside allocated employment sites if there is an identified need for the business location outside of identified employment areas. Although the additional 10 storage containers are located within a relatively rural location, the use of land has already been established. It is considered that the containers accord with the above referenced criteria. For example, the containers would not conflict with neighbouring land uses which includes commercial and industrial businesses to the west, with some dwellings to the south and west of the site. The additional containers would not have an adverse impact on the character and appearance of the area due to their relatively small scale and the positioning of existing screening around the site in the form of a hedgerow. Whilst the site is outside any defined settlement boundary, the proposed containers would not further encroach into the open countryside as there is a sense of containment within the site. As such, the proposal would not conflict with Policy 7 of the Local Plan.

The principle of development is therefore considered to be acceptable, as the proposed use comprises an appropriate form of development for the location which would be in accordance with the overall principles of the spatial strategy. As with previous permission, it is considered appropriate to limit the number of containers within the site and to restrict the double stacking of containers to ensure the proposal has an acceptable impact on the character and appearance of the area. As such, the proposed development accords with Policies 1 and 7 of the Local Plan.

Visual Impact

Policy 2 of the Local Plan similarly outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 accords with the provisions of Section 12 of the NPPF as it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The storage containers are proposed to be located near the eastern boundary of the site. There is green palisade fencing on the eastern boundary of the site and a hedgerow to the east which largely screens views of the site from North Gate. The containers are proposed to be painted dark green, featuring a similar appearance to the existing containers on the site. Each container is proposed to measure 2.45m by 3m. As such, the additional 10 containers would be smaller than the existing containers within the site.

Therefore, it is considered that the proposed development has an acceptable impact on the character and appearance of the area and therefore accords with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

There is a grade II listed building, Northgate Mill, located approximately 50m to the west of the site. There are two other grade II listed buildings approximately 95m to the east of the site, The Grange and The Traphouse to The Grange.

Policy 29 (Part A) of the Local Plan sets out that proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

The NPPF expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

In assessing proposals of this nature, the Local Planning Authority must ensure special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

The council's conservation officer has not commented on the current proposals. However, the conservation officer did not raise objections to the original application H14-1200-22 which sought consent for storage containers within the site. The officer considered that the proposed containers would not be visible in the immediate context of the nearby heritage assets and would not feature in prominent views of the assets.

Furthermore, the containers are an impermanent alteration that could be removed at a later date, without harming the context of the heritage assets. It is considered that the additional 10 containers

would have a similar minimal impact on the setting and context of the nearby heritage assets.

The proposals would therefore accord with Policy 29 and Section 16 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of Local Plan sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There are various commercial businesses located to the west of the site, including manufacturers and a packaging facility and depot. The nearest dwellings to the site include Northgate House, which is owned by the applicant, and Old Millers Cottage which is located to the west of Northgate House. Millstones is located further to the west and there are three dwellings to the south of North Gate.

The proposed containers themselves would not generate significant levels of noise as they are for storage purposes. Noise might be generated from customers opening and closing the containers and visiting the site. This is not expected to cause an adverse impact on the amenity of nearby dwellings.

The proposed containers are therefore expected to have an acceptable impact on the amenity of the nearest dwellings. As such, the proposed development accords with the provisions of the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan.

Highway Safety and Parking

Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, following mitigation.

Policy 2 of the Local Plan sets out that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Policy 33 further reinforces the need for developments to be accessible via sustainable modes of transport.

Policy 36 of the Local Plan, in conjunction with Appendix 6, sets out minimum vehicle parking standards.

The proposed development seeks to use the existing access from North Gate. No alterations are proposed to the existing access road. The additional vehicle movements associated with the additional 10 containers would not be expected to have a significant material impact upon the safety or the capacity of the local highway network. Lincolnshire County Council's (LCC) Highways and SUDS Team have not raised objections to the proposed development. The team considers that the additional 10 containers would not have an adverse impact on the local highway network as the proposal is unlikely to generate significant vehicle movements.

It is recognised that within the public representation that was received, concerns were raised regarding the lack of space for parking with the site and the number of vehicles parking on North Gate. LCC's Highways Team have not raised concerns with the proposed parking arrangements, and it is not considered that the proposed containers would generate the need for significant numbers of customers needing to visit and park on North Gate.

The proposal would therefore have an acceptable impact in terms of highway safety and as such,

the proposal would accord with Policies 2, 3, 33 and 36 of the Local Plan, as well as Section 9 of the NPPF.

Flood Risk

The site is partly within Flood Zone 3 as identified by the Environment Agency's flood risk maps. Policy 4 of the Local Plan sets out that development within Flood Zone 3 will be permitted in instances where specific criteria is met.

Within the South East Lincolnshire Strategic Flood Risk Assessment, areas across South Holland have been identified according to the level of hazard that is posed in terms of flood risk. Appendix C of the SFRA sets out guidance in terms of the minimum measures that are required according to what hazard category areas fall under. The site is within a low hazard area. For 'less vulnerable' uses such as the proposed containers, the SFRA does not recommend any specific flood risk mitigation in low hazard areas.

The site features a gravelled surface with a French drain system that allows water into the water table without excessive run off. The proposed containers would not add a significant amount of an impermeable area within the site. The proposed development would not pose an increase in risk to people as the proposal does not seek consent for accommodation and no employees are proposed. It is considered that the proposed development accords with Policy 4 of the Local Plan and the Section 14 of the NPPF.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan, or
(c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development in this instance the application is exempt from the statutory 10% Biodiversity Net Gain requirements.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The development hereby proposed does not materially harm the character or appearance of the locality or the amenity of nearby residents. It is considered that the proposed vehicular access and parking arrangements are suitable. The proposed development is considered to accord with the Local Plan and the provisions of the NPPF when viewed as a whole. In this instance, there are no

material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, 3, 4, 7, 29, 30 and 36 of the Local Plan, along with the identified sections contained within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.