

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H14-0365-21	Applicant:	H L Hutchinson Ltd.
Proposal:	Extend existing warehouse		
Location:	Produce Packaging Elsoms Way Pinchbeck		
Terminal Date:	6th July 2021		

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 2019

Sections 6 and 12 of the 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
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application to extend an existing warehouse at Produce Packaging, Elsom's Way, Pinchbeck. The proposal seeks to provide an extension that measures 42 metres in depth and 30 metres in width. The existing building measures 36 metres in depth and 30 metres in width. An unloading bay with a drive through canopy above will be located to the northern side elevation of the extension and measure 10.5 metres in width and 25 metres in depth. A protected walkway with armco barriers will be located around the exterior of the building. The proposed materials of construction for the roof and walls will be composite cladding and rooflights to match.

SITE DESCRIPTION

The site is within defined settlement limits and the surrounding area is characterised by industrial buildings of varying ages and design. The site is located 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 1% 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H14-0712-95

Outline - Erect buildings for use in Class B1, B2 & B8, together with construction of new roundabout - Approved - 16 July 1996.

H14-0416-99

Outline - Erect buildings for use in Class B1, B2 & B8 and construct new roundabout (renewal of H14-0712-95) - Approved - 02 August 1999.

H14-0647-02

Outline - Erect buildings for use in Class B1, B2 & B8 and construct new roundabout (Renewal of outline application H14-0416-99) - Approved - 13 September 2002.

H14-1239-05

Erect buildings for use in Classes B1, B2 and B8 and construct new roundabout (Renewal of H14-0647-02) - Approved - 03 January 2006.

H14-0902-06

Reserved Matters - Construct B1 office buildings (6,467 floorspace) with associated roads, hardstandings and parking (Outline H14-1239-05) - Approved - 11 January 2007.

H14-0781-15

Full - Construct a warehouse and offices for the purposes of storage and distribution of packaging materials and similar goods - Approved - 30 October 2015.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections.

"For this proposal the access and parking arrangements remain unchanged, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety. As

Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application."

SHDC - Environmental Health Technician

No objections.

Anglian Water

Requests foul water and surface water conditions.

Welland & Deepings Internal Drainage Board

"I note from the application form that surface water disposal is to be discharged to the mains drain. If this option were pursued it would be subject to the submission of an application for consent to discharge surface water, the agreement of technical details, payment of the application fee and the relevant development contribution, all prior to starting works on site. A copy of the Board's current development levies can be supplied upon request."

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 Main Service Centre. This section of the policy states:

"Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities."

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

The proposed extension is considered to be appropriate for the site. The extension will help to serve the existing business and the storage and distribution needs of the wider area.

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 above relevant criteria the following can be observed:

1. The size of the existing warehouse would more than double. It is considered that the proposed layout and scale will not materially impact the character and appearance of the area which can

accommodate the extension without impacting the relationship to existing development and land uses.

2. The orientation is considered to be appropriate for the site. The design matches that of the existing warehouse and is in keeping with wider area which is predominately devoted to light industrial and commercial uses.

3. The materials of construction are composite cladding to match the existing warehouse. This is considered to aid the character of the warehouse and the surrounding area.

4. The access and parking provision is unaltered. It is considered that the site can accommodate the additional vehicular movements without impacting the amenity of the site or the surrounding area. The County Highways & SUDS Officer has no objections to the submitted details.

5. The proposal is not considered to impact the capacity of existing community services and infrastructure.

6. There is not considered to be a material impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. The extension to the warehouse projects in an easterly direction where no development is sited to the north, east or south. The existing roadway will not be moved and therefore vehicular movements should not materially impact the existing Spalding Office Park to the south of the existing warehouse.

7. The site is located 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 1% 2115 South Holland Strategic Flood Risk Mapping. As the extension is not for habitable residential rooms, there is not a requirement to raise finished floor levels, and the proposed floor level is not lower than that of the existing warehouse. It will be added to the drainage condition that the surface water hierarchy as stipulated in Building Regulations Part H needs to be followed.

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 above relevant criteria the following can be observed:

1. There is not considered to be a material impact on a sense of place. Although the size of the existing warehouse would more than double, it is considered that the proposed layout and scale will not materially impact the character and appearance of the area which can accommodate the extension without impacting the relationship to existing development and land uses.

5. There remains adequate space on site for the storage of bins and bicycles. The access and parking provision is unaltered. It is considered that the site can accommodate the additional vehicular movements without impacting the amenity of the site or the surrounding area. The County Highways & SUDS Officer has no objections to the submitted details.

11. There is not considered to be a material impact on residential amenity as there are no residential properties in the vicinity.

12. The site is located 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 1% 2115 South Holland Strategic Flood Risk Mapping. As the extension is not for habitable residential rooms, there is not a requirement to raise finished floor levels, and the proposed floor level is not lower than that of the existing warehouse. It will be added to the drainage condition that the surface water hierarchy as stipulated in Building Regulations Part H needs to be followed.

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 above relevant criteria the following can be observed:

The existing site usage is B8 - storage and distribution, and the proposed extended warehouse is also for a B8 use.

This application accords with SELLP Policy 7.

PLANNING BALANCE

There is not considered to be a material impact on the character or amenity of the surrounding area. There are no residences in the surrounding area and therefore there is no impact on residential amenity. The proposal accords 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.

CONCLUSION

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.