

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0406-20 **Applicant:** Ark ICT Solutions Ltd.

Proposal: Proposed headquarters building for IT company comprising offices, storage, coffee bar and ancillary facilities together with associated external works and a slimline communications mast.

Location: Land Off Platts Close Pinchbeck Spalding

Terminal Date: 3rd August 2020

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
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	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	2

CASE OFFICER ASSESSMENT

Proposal

Full application for the development of a headquarters building for IT company comprising offices, warehousing and storage, coffee bar and ancillary facilities together with associated external works and a slimline communications mast.

The built form of the development would result in a 970 sqm office and storage building with ancillary uses, with monopitched and flat roofed elements, finished in metal composite wall cladding. Solar panels are shown on part of the roof. The development would be served by parking for cars and light vehicles, as well as 6 cycle spaces. Provision is made for commercial and recycling refuse collection.

ARK ICT employs 31FT and 1 PT staff on its current site. The proposal will involve relocating all existing staff to Platts' Close where they will be joined by an additional 4FT staff. The Total new will therefore be 35FT.

The application has been revised since submission to alter the red line in order to include foot-ways and access to the public highway.

The application is supported by a Design and Access Statement, Flood Risk Assessment and Surface Water Drainage Strategy.

Site Description

The application site is a plot of undeveloped land of approximately 0.49Ha, off Platt's Close, within the wider industrial area. Policy Map Inset Map 2 of the South East Lincs Local Plan identifies the site as a Proposed Main Employment Area within a wider Existing Main Employment Area (Policy 7).

The land is flat in nature and is located within Flood Zone 3(a) as shown on the Environment Agency's Flood Zone map.

History

None.

Consultation Responses

Pinchbeck Parish Council

Recommend for approval.

SHDC Env Health

No objection.

Lincolnshire County Council Local Highway and Lead Local Flood Authority

No objections subject to conditions.

Lincolnshire County Council Historic Environment Officer

No archaeological impact.

Anglian Water

No objection. Standard considerations set out.

Welland and Deepings Internal Drainage Board

In line with current recommendations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council as Lead Local Flood Authority will have a key input into any SUDS or surface water disposal strategy.

The Board would accept flows at its Greenfield run-off rate of 1.4 litres/second/hectare into its system, subject to completion of the relevant consent application form, correct fee and agreement of technical details. However, a proposed surface water discharge over this rate would also be subject to the payment of a Development Contribution. It is worth noting that the Board's Development Levies have recently increased.

Police Crime Prevention Design Advisor

No objections.

Planning Considerations

Principle of the Development

The application site is within an established employment area and identified as being part of the Proposed Main Employment Area SP001 Wardentree Lane within a wider Existing Main Employment Area (Policy 7), of the South East Lincs Local Plan (SELLP).

These employment areas 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.

The proposals set out within this application are consistent with the requirements of Policy 7 of the SELLP and the principle of this proposal is considered to be acceptable.

Design and Visual Impact

The proposals would be in keeping with the scale and form of development on adjacent sites, being an office and storage building with ancillary uses, with monopitched and flat roofed elements, finished in metal composite wall cladding. Solar panels are shown on part of the roof.

This would not be out of keeping with the buildings on adjacent plots of land.

Highway Matters

The application has been revised since submission to include the access and footways, up to the public highway. LCC Highways raise no objection to this development, subject to informatives and a condition to ensure that the use of this building does not commence until the cycleway/footway on the Elsoms Way frontage of the site and the footway on the Platt's Close frontage of the site, which have been approved and are in the pipeline, are complete.

Flooding and Drainage Matters

The site is located within Flood Zone 3(a) as shown on the Environment Agency's Flood Zone map. A surface water drainage condition is recommended on the advice of LCC Highways and SUDS.

Lighting

It is not considered that there are sensitive uses in and around this site, so the lighting of the site is not required via condition.

Hours of Use

It is not considered that there are sensitive uses in and around this site, so the hours of use would not need to be controlled.

Other Matters

No other matters have been raised.

Conclusion

Approve, subject to conditions.

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.