

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H14-0414-22	Applicant:	Hilton Holdings Ltd.
Proposal:	Proposed Warehouse		
Location:	Hilton Holdings Ltd Fleming Road Pinchbeck		
Terminal Date:	23rd June 2022		

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
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

National Planning Policy Framework (2021)

Section 2 - Achieving sustainable development
 Section 4 - Decision-making
 Section 6 - Building a strong, competitive economy
 Section 9 - Promoting sustainable transport
 Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding and coastal change
 Section 15 - Conservation and enhancing the natural 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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of a warehouse at Hilton Holdings Ltd, Fleming Road, Pinchbeck.

The proposal includes the erection of a warehouse that would run along the southern boundary and would measure 35m in length, 12m in depth with an eaves height of 8m and a ridge height of 9.3m. The warehouse would be constructed with profiled metal sheeting walls (olive green) and roof (grey).

Site Description

The site is located within an area of industrial/commercial premises. The site is accessed via Fleming Road to the south-west with existing buildings within the site along the southern boundary and north-eastern boundary.

History

H14-1090-16 - Proposed docking and storage building, fuel canopy and forklift charging building (part retrospective) - Approved 22 December 2016.

H14-0581-10 - Proposed storage and loading building - Approved 18 August 2010.

Consultation Responses

Lincolnshire County Council Highways and SUDS Officer

No objections.

South Holland District Council's Environmental Protection Team

No objections.

Planning Considerations

Principle of development

The site is located within the settlement boundary for Pinchbeck as set out in the South East Lincolnshire Local Plan (2019) (SELLP). Policy 1 of the Local Plan states that within the settlement boundaries of Main Service Centres, such as Pinchbeck, 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. The extension of an existing business in this location would help support the settlements role as a service centre.

In terms of wider policies of the Local Plan, the application site sits within a Main Employment Area, being identified in Policy 7 of the Local Plan as SP001. Policy 7 states that Main Employment Areas are reserved for main employment in Classes B1, B2 and B8. Use Class B1 is no longer in existence having been encompassed within the new Class E as E(g), therefore the policy is now interpreted as allowing E(g), B2 and B8.

The proposed warehouse building would be used to improve operation at the existing distribution use on site. This accords with the provisions of Policy 7.

In light of the above, the principle of development is considered acceptable.

Design and Layout

The proposal includes the erection of a detached warehouse building that would run along the southern boundary and would measure 35m in length, 12m in depth with an eaves height of 8m and a ridge height of 9.3m. The proposed building would be constructed of a gable end design with profiled metal sheeting walls (olive green) and roof (grey). Whilst the proposed warehouse building

is considered to be sizable, it is considered to be commensurate to the size of the overall site and would be discreetly located, north of the existing adjacent building (Four Seasons House, 10 Enterprise Way).

Furthermore, the proposed materials are considered to be acceptable as they would reflect materials existing on site and the industrial character of the locality.

Taking the above into account, the external appearance, layout and scale of the proposal is considered to be acceptable and in accordance with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Highways and Parking

The site is accessed via an existing vehicular access off Fleming Road, Pinchbeck. The proposal seeks to erect a warehouse building on an area of existing off-street car parking provision. During the course of the application, concerns were raised by the Local Highway Authority regarding the provision of off-street car parking and additional information was provided by the applicant.

Following the receipt of additional information, the Local Highway Authority consider that adequate off-street car parking provision and turning facility are proposed within the site to allow vehicles to enter and leave in a forward gear and do not consider the proposal would result in any unacceptable impact upon highway safety.

Flood Risk and Drainage

The site is located on land designated as Flood Zone 3a, which is a high risk flood zone. However, National Planning Practice Guidance identifies commercial uses such as this as 'less vulnerable' and compatible with such a flood zone.

In terms of surface water drainage, the proposal seeks to utilise the existing watercourse and would be sited on an existing area of hardstanding. The proposal would not require the disposal of any foul water.

Given the above, the proposal is considered to generally accord with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.

Conclusion

The extension of a business within its existing curtilage would help support its functioning, as well as the settlements role as a service centre. The proposal is considered acceptable in terms of design and layout, there are no highway impact concerns and sufficient parking space would remain. It is also acceptable on flood risk and drainage grounds.

The planning balance is therefore considered to be in favour of the proposal.

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.