DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0463-19**	**Applicant:**	**Greencell Ltd**
Proposal:	New warehouse for the storing and ripening of avocados		
Location:	Holly Lodge, Warehouse Greencell West Marsh Road Pinchbeck		
Terminal Date:	25th August 2019		

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 & 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for a new warehouse for the storing and ripening of avocados at Holly Lodge,

Warehouse Greencell, West Marsh Road, Pinchbeck. The proposal seeks to provide a building to the northern extent of the site. The building will contain 7 pallet ripening rooms a dock leveller bay and a circulation area for forklift vehicles. Avocados are placed in ripening chambers to be heated in a controlled environment with fans for ventilation and circulation. A canopy and a crossing on the existing internal roadway will form a connection to the existing building.

The zinc coated galvanised steel building will measure 40.83 metres in width and 33.17 metres in depth. The eaves level of the building will be 7.1 metres in height, with the maximum ridge level set at 9.6 metres. The construction materials are designed to match those of existing buildings on site. Existing areas will be used for the storage of waste with existing contracts used for the removal of waste from site; plastic and cardboard - Harkenn, general waste - Mick George, fruit waste - Biogen.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by industrial buildings of varying ages and design. The A16 is located to the north and east of the site. The submitted Flood Risk Assessment considers that the building can be accommodated without increasing flood risk elsewhere.

History

H14-0393-79

Full - Erection of dwelling at San Jose Farm - Approved - 04 July 1979

H14-0830-81

Full - Erection of wholesale warehouse remove part of soil bank at Holly Lodge - Approved - 06 October 1981

H14-0968-87

Full - Change of use to haulage and transhipment depot - Approved - 30 November 1987

H14-0059-88

Full - Provision of portacabin office and W.C. - Approved - 17 February 1988

H14-0485-88

Full - Erection of transhipment building - Approved - 15 June 1988

H14-0766-88

Full - Transfer site for Civil Engineering Contractors' waste - Approved - 25 July 1988

H14-0055-89

Full - Distribution Warehouse - Approved - 07 June 1989

H14-1065-90

Full - Hard standing/lorry park - Approved - 05 November 1990

H14-0080-91

Condition Compliance - Hard standing/lorry park without complying with' Condition 3 on H14/1065/90 (stopping-up of access) - Refused - 28 March 1991.

H14-0624-91

Full - Extension to form office - Approved - 30 August 1991

H14-0699-92

Extension and alteration to offices - Approved - 14 August 1992

H14-1301-92

Full - One bay extension to existing warehouse - Approved - 15 February 1993

H14-0354-93

Outline - Industrial or storage development (B1, B2 and B8 use classes) - Refused - 28-06-93

H14-0183-95

Condition Compliance - Details of landscaping (Condition 7 of application H14/0055/89) - Approved - 09 March 1995

H14-0184-95

Condition Compliance - Details of landscaping (Condition 6 of application H14/0660/89) - Approved - 09 March 1995

H14-0185-95

Condition Compliance - Details of landscaping (Condition 5 of application H14/1065/90) - Approved - 09 March 1995

H14-0186-95

Condition Compliance - Details of landscaping (Condition 3 of application H14/1301/92) - Approved - 09 March 1995

H14-0553-95

Advertisement - Erection of two fascia signs - Approved - 11 December 1995

H14-0924-96

Condition Compliance - Landscaping details for warehouse extension (Condition 3 of application H14/1301/92) - Approved - 23 December 1996

H14-0487-98

Full - Siting of portacabin for office use - Approved - 23 June 1998

H14-0416-99

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

H14-0445-02

Full - Siting of 3 portakabins to provide toilet block, canteen and smoking room - Approved - 24 June 2002

H14-0747-02

Condition Compliance - External colour of portakabins (Condition 2 of H14/0445/02) - Approved - 15 July 2002

H14-0041-05

Section 73 - Continuation of permission without complying with Condition 1 of H14/0445/02 - Approved - 01 March 2005

H14-0875-05

Full - Extension and overcladding roof and wall to existing storage/distribution depot - Approved - 02 August 2005

H14-1251-05

Condition Compliance - Details of materials for external walls and roofs (Condition 2 of H14/0875/05) - Approved - 16 September 2005

H14-0100-06

Advertisement - One entrance sign and three fascia signs - Approved - 13 March 2006

H14-0748-11

Full - Proposed steel frame industrial building - Approved - 30 November 2011

H14-0253-14

Full - Proposed two additional custom built ripening rooms (retrospective) - Approved - 04 June 2014

H14-0239-15

Full - Siting of portacabin to be used as canteen and toilet facilities (retrospective) - Approved - 21 May 2015

H14-0289-15

Full - Erection of warehouse extension to provide additional ripening rooms - Approved - 20 May 2015

H14-0379-16

Full - New warehouse extension on the north face of the existing building to house future ripening rooms - Approved - 09 June 2016

H14-0273-19

Prior Approval - Proposed roof mounted photovoltaic solar panels - Approved - 02 May 2019

Consultation Responses

Pinchbeck Parish Council

Support

County Highways & SUDS Officer

No objections

Anglian Water

Has no foul or surface water concerns. Has provided the applicant with information on water mains diversion. This is not a matter of planning weight unless the applicant seeks to amend the external layout as a result of a relocating mains pipes.

Planning Considerations

Principle

The proposal seeks to consolidate and expand the capacity of the existing business which has thrived and expanded quickly to meet the growing public demand for avocados. Support new and

existing business growth is in accordance with Policy 7 of the South East Lincolnshire Local Plan, 2019 and Section 6 of the National Planning Policy Framework (2019)

Proposed Design

There is not considered to be any material harm to neighbouring amenity from overlooking or overshadowing. Whilst the proposal building is located near to a roundabout on the A16, the majority of the building is shielded from the road by established trees, and the County Highways Officer has expressed no objections. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 & 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.