DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0588-19**	**Applicant:**	**Caspianro Ltd**
Proposal:	Proposed workshop building and offices		
Location:	Off Stephenson Avenue Pinchbeck Spalding		
Terminal Date:	6th 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 and 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	1	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for a proposed workshop building and offices on land off Stephenson Avenue, Pinchbeck. The proposal seeks to provide a two storey building with two roller shutters doors and ground floor level to serve the workshop, with an office, small kitchen and a water closet above at first floor level. Fenestration would be sited to the front and sides of the building, with no windows n the rear elevation.

The proposal will be 9 metres in height, 15 metres in depth and 14 metres in width. The building will be constructed from goosewing grey profiled metal sheeting, with poppy red coated aluminium doors and window frames. The proposal is designed to be in keeping with the character of the surrounding area which is currently under construction on the adjacent site to the east and the three portable buildings sited to the north at the entrance of the site approved under H14-0163-19.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by industrial estate buildings of varying ages and design.

History

H14-0163-19

Siting of 3 portable buildings - Approved 24 April 2019

Consultation Responses

County Highways & SUDS Officer

No objections.

Welland and Deepings Internal Drainage Board

Note that the plans observe the 9 metre byelaw distance and will attend the site in the near future to delineate the byelaw distance.

Pinchbeck Parish Council

Support

Planning Considerations

Principle of development
Design
Impact on neighbouring buildings

The site is for a proposed workshop and therefore falls within the allocated B1 / B2 / B8 use class for the Wardentree Lane area under Policy 7 of the South East Lincolnshire Local Plan, 2019.

There is not considered to be any material harm to neighbouring amenity from overlooking or overshadowing. The proposal building is separated by a significant distance from buildings under construction to the east as well as the blank side elevation wall of an existing building to the north opposite the entrance to the proposal site. The design is keeping with other buildings in the area and does not impact user amenity or the visual amenity of the surrounding area.

The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the building or the surrounding area.

Conclusion

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