DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0613-25**	**Applicant:**	**Ballingdon Capital Limited**
Proposal:	Erection of aggregate storage warehouse		
Location:	Discount Leisure Products Ltd Glenside North West Pinchbeck		
Terminal Date:	25th August 2025		

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
30	Pollution
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

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 - Conserving and enhancing the natural environment

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

HISTORIC ENVIRONMENT OFFICER	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Description of Proposal

The application seeks full planning permission for the erection of a storage warehouse, which is to be used in conjunction with Discount Leisure Products Ltd.

The warehouse building is proposed to be located to the north of the exiting glasshouse building within the site, which is used for retail and storage. The building is proposed to measure 31m in length and 16m in width. The building would feature a gable end roof form, with a shallow roof pitch. The ridgeline height measures 5.6m from the ground level. The building would feature a utilitarian appearance, featuring horizontal profiled metal cladding, roller shutter doors and metal rainwater goods.

Site Description

The site comprises land at Discount Leisure Products, Glenside North, to the west of Pinchbeck. The site is located to the north of Glenside North and to the south of North Gate. The River Glen is located to the south. There are various buildings within the Discount Leisure Products site including the main retail glasshouse building and two bungalows. The are to the west of the site features nature trees and there is a hedgerow around most of the site.

The site is outside the settlement boundary of West Pinchbeck, as identified by the South East Lincolnshire Local Plan 2011-2036 and the accompanying policies map.

The site is located within Flood Zones 1 and 2, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H14-0305-89: (Full Application) Proposed bungalow with garage, glasshouse and' packing shed' - approved 03 August 1989

H14-1117-93: (Discharge of Conditions) Details of landscaping, car parking & materials submitted (H14/0641/93 & H14/0642/93) - withdrawn 03 August 1994

H14-0114-94: (Permission Renewal) Proposed bungalow and garage with glasshouse and packing shed - not determined

H14-0156-97: (Full Application) Workshop and storage building - approved 04 June 1997

Consultation Responses

Responses have been received from the below referenced consultees. The responses are summarised below, however, the responses can be viewed in their entirety on South Holland District Council's website.

National Grid: Please note there is a 11KV UG cable running across the entrance of Glenside North.

Lincolnshire County Council - Historic Environment: The proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application.

Pinchbeck Parish Council: The Council welcomes the proposal's potential to support and sustain local employment and raises no objections.

Black Sluice Internal Drainage Board: Please refer to attached guidance sheet as this could apply to the site dependent on surface and treated water discharge. (No specific objections are raised).

Environmental Protection: No comments regarding land contamination or environmental protection.

Lincolnshire County Council - Highways and SUDS Team: The proposal is for the erection of an aggregate storage warehouse. The location of the warehouse is currently existing hardstanding on the site, the warehouse will measure 496m2 for B8 use. There will be no change to employee numbers and the warehouse will be used for the storage and moving of aggregates. It will allow the business to expand their range of aggregates. The parking and turning will be unchanged. The proposal will not have an adverse impact on the public highway.

Conservation Officer: No response received.

Ecology Officer: No response received.

Cllr S A Slade: No response received.

Cllr J Avery: No response received.

Cllr E J Sneath: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

-Principle of Development;
-Design and Visual Impact;
-Impact on Amenity;

-Highway Safety and Parking;
-Biodiversity; and
-Flood Risk.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

In this case, the site comprises land within the countryside, outside of any settlement boundary. Section D of Policy 1 sets out that development within the countryside will be permitted that is necessary to such a location and / or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Within the supporting policy text, paragraph 3.2.16 states that "Some land uses may also require a countryside location because of their functionality".

The proposed warehouse building would be located immediately to the north of Discount Leisure Products, which is located within a large glasshouse structure building. Discount Leisure Products is a retail site providing various products for sale. Therefore, the site is within an existing commercial site. The building is intended to provide additional storage space for the business, allowing for an increase in the range of products that can be sold within the site to allow for the expansion of the business.

Policy 7 of the Local Plan (Improving South East Lincolnshire's Employment Land Portfolio) of the Local Plan is also considered to be relevant as this states the following:

"New employment development/businesses or the extension of an existing business outside the...allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:
a. the development does not conflict with neighbouring land uses;
b. there is no significant adverse impact upon the character and appearance of the area;
c. the design is responsive to the local context;
d. there will be no significant adverse impact on the local highway network;
e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
g. there is an identified need for the business location outside of identified employment areas on the Policies Map."

Therefore, the Local Plan allows for the extension of existing businesses outside allocated employment sites if there is an identified need for the business location outside of identified employment areas. The additional warehouse will be located next to an established business. It is considered that the warehouse building accords with the above referenced criteria. For example, the building would not conflict with neighbouring land uses which includes commercial and industrial businesses to the north. There are dwellings around the wider site and there is a dwelling to the east of the site, Chyandour Rose Cottage. This dwelling is already positioned within the wider site. It is not considered that the proposed warehouse building would significantly alter the amenity conditions of this dwelling. For example, the proposed warehouse is not likely to generate significant

levels of noise as it will be used for storage rather than for processing and machinery. The proposed warehouse would not have an adverse impact on the character and appearance of the area due to its positioning next to the existing building within the site and extensive screening to the north and west of the site, including Pinchbeck Wood. Whilst the site is outside any defined settlement boundary, the proposed warehouse would not further encroach onto the open countryside as there is a sense of containment within the site. As such, the proposal would not conflict with Policy 7 of the Local Plan.

The principle of development is therefore considered to be acceptable, as the proposed use comprises an appropriate form of development for the location which would be in accordance with the overall principles of the spatial strategy. As such, the proposed development accords with Policies 1 and 7 of the Local Plan.

Design and Visual Impact

Paragraph 135 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping.

Policy 2 of the Local Plan outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 of the Local Plan requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

The warehouse building is proposed to be located to the north of the exiting glasshouse building within the site, which is used for retail and storage. The building is proposed to measure 31m in length and 16m in width. The building would feature a gable end roof form, with a shallow roof pitch. The ridgeline height measures 5.6m from the ground level.

The building would feature a utilitarian appearance, featuring horizontal profiled metal cladding, roller shutter doors and metal rainwater goods. The buildings and structures within the site feature a mixture of materials including brickwork, metal cladding and glass panes. There is therefore no strict uniformity in terms of the appearance of the buildings within the site.

It is considered that the building would be relatively well screened from the surrounding area due to the location of a large tree belt to the west and north of the site. There are some trees and a hedgerow to the east of the site. There are also other structures to the east, including another metal cladding building.

Taking account of the design, scale, and nature of the development, as detailed above, the proposal is acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policies 2 and 3 of the Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There is a bungalow, Chyandour Rose Cottage, which is located to the east of the area where the building is proposed to be located. There are two dwellings, Laburnum House and The Old Barn, located further to the east. There is a tall hedgerow between the site and these dwellings which provides a degree of screening.

It is not considered that the proposed warehouse would result in an unacceptable degree of overshadowing of Chyandour Rose Cottage due to its scale and positioning.

It is not considered likely that the proposed warehouse building would have an adverse impact on residential amenity. Furthermore, the council's environmental protection team have not set out any specific concerns in terms of noise generation. As such, it is considered that the proposal would have no significant detrimental amenity impacts.

The submitted application form does not specify the proposed operating hours of the warehouse. It appears that Discount Leisure Products is open to members of the public from 9am to 3pm Mondays to Fridays. It is likely that the warehouse will need to be used for longer periods. It is considered appropriate to limit the operational hours of the warehouse to 7am to 9pm Monday to Saturday, and 10am to 6pm on Sundays. Even though the storage use itself should not generate significant levels of noise, there might be some disturbance to nearby properties when employees are moving stock. The restriction of operating hours is, therefore, considered to be appropriate in the interests of protecting the amenity of nearby dwellings. These hours have been agreed with the applicant.

The proposed development would therefore accord with the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan in amenity terms.

Highway Safety and Parking

Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, following mitigation.

Policy 2 of the Local Plan sets out that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Policy 33 further reinforces the need for developments to be accessible via sustainable modes of transport.

Policy 36 of the Local Plan, in conjunction with Appendix 6, sets out minimum vehicle parking standards.

The existing vehicular access to the site is taken from Glenside North, to the south of the site. No changes are proposed to the site access as a result of the proposals. The proposed warehouse building is intended to provide additional storage space for the existing business within the site. It is not anticipated that the warehouse building will generate the need for more parking or a significant increase in vehicular trips to and from the site. Lincolnshire County Council's highways team have reviewed the proposals and have set out that they have no objections based on the proposed layout. The team have not recommended any conditions.

The proposal would therefore have an acceptable impact in terms of highway safety and as such, the proposal would accord with Policies 2, 3, 33 and 36 of the Local Plan, as well as Section 9 of the NPPF.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan, or
(c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development is considered to be exempt from the statutory BNG requirement as the proposed would fall under the de minimis exemption.

Flood Risk

Section 14 of the NPPF sets out guidance relating to how local authorities should assess and determine applications which are subject to flood risk concerns.

The site is within Flood Zones 1 and 2, as identified by the Environment Agency's flood risk maps. Flood Zone 1 is an area considered to be at the lowest risk of flooding, with an annual probability of less than 0.1% (or less than 1 in 1000) of river or sea flooding. Flood Zone 2, as defined by the Environment Agency, represents an area with a medium risk of flooding, specifically with a 1 in 100 to 1 in 1000 (0.1% to 1%) annual probability of flooding from rivers or the sea.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Within the SFRA, areas across South Holland have been identified according to the level of hazard that is posed in terms of flood risk. Appendix C of the SFRA sets out guidance in terms of the minimum measures that are required according to what hazard category areas fall under. The site is identified within a low hazard rating area. The SFRA does not recommend any specific mitigation for storage buildings within low hazard areas.

Anglian Water have objected to the proposed development due to the lack of submitted details relating to how surface water is proposed to be discharged. Policies 2 and 4 require sustainable drainage systems to be considered and used in the first instance. Only if such systems are not feasible are other drainage systems typically permitted. The applicant's agent details that the outfall currently has an unrestricted discharge; however, all surface water on site is taken to an above ground lagoon which was constructed when the nursery was constructed. From there it discharges into the IDB drain. The applicant therefore proposes that the intention is for the warehouse to connect into the existing system. Due to the size of the proposed warehouse and the associated increase in impermeable surfacing within the site, it is considered necessary for soakaways to be used if feasible. A planning condition is therefore recommended to require soakaways to be used if feasible, and only if soakaways are infeasible would an alternative drainage strategy be permitted. With the inclusion of this condition, the proposed development is not likely to increase the risk of flooding within the site.

The development therefore satisfactorily accords with Policy 4 of the Local Plan and Section 14 of the NPPF.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposed development is appropriate and would not materially harm the character or appearance of the locality, or the amenity of nearby residents. The development is acceptable in terms of highway safety and overall the proposed development accords with the Local Plan and the NPPF.

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.

Conclusion

Taking these factors into consideration, the proposed development accords with Policies 1, 2, 3, 4, 7, 28, 30, 33 and 36 of the Local Plan, as well as Sections 9, 11, 12, 14 and 15 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.