

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 06 September 2023

(Author: Dan Allen - Principal Planning Officer)

Purpose: To consider Planning Application H14-0617-23

Application Number: H14-0617-23

Date Received: 07 July 2023

Application Type: FULL

Description: Change of use from B2 (Industrial)/B8 (Storage and Distribution) with ancillary office/trade-counter/showroom facilities to Council Depot

Location: LIGHT SOURCE BERVOR CLOSE PINCHBECK

Applicant: South Holland District Council **Agent:** Oglesby and Limb Limited

Ward: Pinchbeck and Surfleet **Ward Councillors:** Cllr S A Slade
Cllr J Avery
Cllr E J Sneath

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0617-23>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Application has been submitted on behalf of South Holland District Council as applicant.

2.0 PROPOSAL

2.1 This application seeks full planning permission for the change of use of the site from a flexible B2 (Industrial)/B8 (Storage and Distribution) use with ancillary office/trade-counter/showroom facilities, a Sui Generis use for the occupation as a Council Depot.

2.2 The proposed development does not specify any external alterations to the existing steel framed unit; although, the resultant development would result in the use of the current hardstanding yard area for the parking of vehicles and storage of materials, with the building being utilised for storage with ancillary office space and employee welfare facilities.

2.3 The submitted details, although comprising an indicative site layout which any resultant permission would not be limited to, illustrates that it is envisaged that the site would 'accommodate approximately 6 refuse collection vehicles, 8 cage transit vans, 4 road sweepers, 6 assorted other vehicles and space to park 45 staff cars, plus a bicycle storage area within the existing yard' from the resultant development.

2.4 The site would operate largely between the hours of 05:30 and 18:00.

3.0 SITE DESCRIPTION

- 3.1 The application site lies to the southern side of Bervor Close, within Pinchbeck and falls to the north of Wardentree Lane, within the area identified within the supporting statement as being the Wardentree Lane/Enterprise Way area of Pinchbeck.
- 3.2 The site comprises a sizeable employment site, previously used as a builders and timber merchants, utilised by Travis Perkins and consists of a rectangular steel-framed building, with hardstanding areas to the north of the site. The total site area measures approximately 0.50ha and is identified as being within a 'main employment site' as identified within Policy 7 of the South East Lincolnshire Local Plan.
- 3.3 The site has been subject to recent planning approval, under reference H14-0540-21, for the change of use of the site from a 'builders and timber merchant' to flexible use consisting of B2(industrial)/B8(storage and distribution) with ancillary office/trade-counter/showroom facilities. More recently, the site is occupied by 'Light Source'.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 4.2 Policy 1 - Spatial Strategy
Policy 2 - Development Management
Policy 3 - Design of New Development
Policy 4 - Approach to Flood Risk
Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio
Policy 28 - The Natural Environment
Policy 30 - Pollution
Policy 36 - Vehicle and Cycle Parking
Appendix 6 - Parking Standards

4.3 National Guidance

National Planning Policy Framework (NPPF), 2021

Section 4 Decision-Making
Section 6 - Building a Strong, competitive economy
Section 9 - 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

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

- 5.1 H14-0505-04 - Builders and timber merchants - plumbing and heating supplies, tool hire with ancillary retail sales and offices - Approved 10/06/04.
- 5.2 H14-1257-04 - Details of external materials (condition 2 of H14-0505-04) - Approved 15/10/04.
- 5.3 H14-0643-05 - Details of landscaping (condition 3 of H14-0505-04) - Approved 31/01/06.
- 5.4 H14-0540-21 - Change of use from builders and timber merchant to flexible use consisting of B2(industrial)/B8(storage and distribution) with ancillary office/trade-counter/showroom facilities - Approved 12/07/2021

5.5 H14-1024-21 - Siting of office portacabin and 'pop' site (point of presence) in yard frontage and upgrade of existing CCTV - Approved 22/11/2021

6.0 REPRESENTATIONS

6.1 Consultee Responses

6.2 Pinchbeck Parish Council

6.3 Supports employment in the area.

6.4 Lincolnshire County Council Highway/SuDS

6.5 No Objections:

6.6 The Application Site is suitable, in highway terms, for use as a depot for the Local Authority - being a fully serviced, existing unit on an established commercial/industrial/employment site that has very good connection to the primary highway network.

6.7 The Applicant/Authority does however need to satisfy itself that the site will be able to provide adequate on-site parking and manoeuvring space for the intended use.

6.8 The existence of Traffic Regulation Orders, restricting parking on parts of the estate's road network, suggests that on-street parking has, at some time in the past, caused issues with obstruction of the free movement of road users. Provided the Applicant is satisfied on that point, then the highway authority does not wish to object to the grant of Consent for this Application.

6.9 Lincolnshire County Council Historic Places Team

6.10 No archaeological input required.

6.11 SHDC Environmental Protection Officer

6.12 No comments to make.

6.13 Public Representation

6.14 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.

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 Evaluation

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

7.4 In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms 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.

- 7.5 The policies and provisions set out in the National Planning Policy Framework (updated 2021) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.
- 7.6 Principle of Development and Sustainability
- 7.7 The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that 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 housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.
- 7.8 The supporting text of Policy 1 outlines that "The ability of residents to access employment opportunities close to home, and the ability of a location to sustain local businesses is an important factor to ensure that housing and employment growth are closely linked".
- 7.9 Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework 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 in respect of sustainable development 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 terms of sustainability.
- 7.10 Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan indicates that within Main Service Centres, 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.
- 7.11 The application site in this instance is within Pinchbeck, a Main Service Centre, and lies within the defined settlement boundaries as detailed by Policy 1. In context of this, the principle of development of this nature, comprising a resultant site as a Council Depot, within this location is considered to be appropriate, comprising an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy.
- 7.12 Section 6, one of the key principles of the National Planning Policy Framework (NPPF), relates to Build a strong, competitive economy. Within Section 6, paragraph 81 states that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt", and also outlines that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development".
- 7.13 Further, paragraph 82 of the NPPF details that "Planning policies should:
- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
 - b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
 - c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
 - d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
- 7.14 In this respect, Policy 7 of the South East Lincolnshire Local Plan (2019) outline the defined employment areas within the district, both proposed and existing, along with an identification of 'prestigious employment sites'.

- 7.15 The policy inset map that covers the application site identifies the site, under Policy 7, as being an 'Existing Main Employment Site', with Policy 7 identifying the site as reference 'SP001'. Policy 7 aims to ensure that growth happens in the right areas (both from the market's perspective and to meet sustainability objectives) and will ensure that resources can be focused on delivering a small number of quality, attractive business locations. This approach helps ensure that the right infrastructure and conditions can be delivered to give businesses the confidence to invest in the area.
- 7.16 This policy states, in respect of existing employment areas, that these areas "are reserved for main employment in Classes B1, B2 and B8". The policy goes on to detail that "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, non-Class-B uses will only be supported where the applicant can demonstrate they are ancillary to the effective functioning of the Mixed-Use Area identified". It is noted that the policy cites use class B1, which is now covered under Class E of the Use Class Order.
- 7.17 In light of the above, it is noted that the typical use to be permitted under Policy 7 is Class B1 (Now within Class E), Class B2 and Class B8. In this instance, it is noted that the proposal seeks a Sui Generis Use. Therefore, whilst a minor conflict would exist in this respect, it is considered that the proposed use, as a Council Depot, would remain suitable for the site. The resultant development would not be untypical or unusual for this commercial area, largely seeking permission for the siting of numerous vehicles.
- 7.18 The use, as a Council Depot, would be of a similar nature and as such, is considered to be a suitable use when compared to those within the immediate area, comprising mixed commercial/employment sites.
- 7.19 As such, the proposal, whilst having a minor conflict with Policy 7, is considered to be in accordance with the requirements of Policy 1 of the South East Lincolnshire Local Plan and is considered to be of a suitable nature when viewed in principle. Therefore, the principle of development is considered to be acceptable.
- 7.20 This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, impact on highway safety and flood risk, which are discussed in turn as follows.
- 7.21 Layout, Design and Consideration of the Character and Appearance of the Area
- 7.22 Section 12 of the National Planning Policy Framework (2021) specifically relates to 'Achieving well-designed places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.
- 7.23 Paragraph 130, contained within section 12 of the National Planning Policy Framework (2021), 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. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Development proposals should also ensure that developments 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, among other considerations.
- 7.24 Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

- 7.25 Likewise, policy 2 of the South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, policy 3 accords with the provisions of section 12 of the National Planning Policy Framework, in that it 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.
- 7.26 These policies accord with the provisions of the National Planning Policy Framework and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
- 7.27 The proposal would not result in additional built form, by way of the erection of further buildings on site and as such, in this regard, no unacceptable adverse impact would be caused.
- 7.28 It is noted that the proposed development would result in the use of the hardstanding area, that may comprise a marked increase in comparison to that currently on site (Light Source); however, this would largely comprise the siting/parking of vehicles, with the indicative parking being illustrated within the submitted details.
- 7.29 Notwithstanding the resultant usage of the site, it is noted that until recently, the site was occupied by Travis Perkins, which also sited materials within the hardstanding yard area. Regardless of such current, or proposed uses, the resultant use and development is considered to be appropriate for the site.
- 7.30 The site lies within a commercial/employment area, which has a variety of businesses and business activity occurring, including the immediately adjacent 'Screwfix' site. The proposed development is specified as predominantly being operated between 05.30-18.00hrs; however, given the nature of the site and its surroundings, it does not appear necessary in this instance to limit such operating hours.
- 7.31 The development is therefore not considered to result in an unacceptable adverse impact to the character or appearance of the area.
- 7.32 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be 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 South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.
- 7.33 Impact on Residential Amenity/Land Users
- 7.34 Paragraph 130 of the National Planning Policy Framework (2021) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.35 Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.
- 7.36 The proposal would lie within an area characterised by commercial activity, with no immediate residential neighbouring properties. The use of the site, whilst differing to that currently on site, is not considered uncommon for the area and is typical of its commercial surroundings.
- 7.37 Overall, the proposed development is not considered to cause an unacceptable impact to the amenities of neighbouring property occupiers or users.

- 7.38 As detailed above, the nature and scale of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework, and Policies 2 and 3 of the Local Plan.
- 7.39 Highway Safety and Parking
- 7.40 Section 9 of the National Planning Policy Framework (2021) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2021) advises 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".
- 7.41 In respect of highway matters, Policy 2 details 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.
- 7.42 Further, Policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms. However, the development in this instance does not comprise a residential use.
- 7.43 The proposed development would not alter the existing vehicular access to and from the site, with the access being gained via Bervor Close.
- 7.44 The resultant use of the site, would have the potential to increase the vehicular activity to and from the site, given its use as a depot; although, it is noted that the existing and previous uses, along with those within the surrounding area, could also comprise a similar level of vehicular activity dependant on circumstances. The resultant use, including the vehicular movements, is not considered to be of such that causes an unacceptable adverse impact or that would result in a significant highway safety concern.
- 7.45 Lincolnshire County Council, as Local Highways Authority, have been consulted as part of the application process and have expressed no objections to the proposal, whilst stating that "the application site is suitable, in highway terms, for use as a depot for the Local Authority - being a fully serviced, existing unit on an established commercial/industrial/employment site that has very good connection to the primary highway network".
- 7.46 The response goes on to highlight that, "the Applicant/Authority does however need to satisfy itself that the site will be able to provide adequate on-site parking and manoeuvring space for the intended use". The proposed development is to provide parking for 45 members of staff and as such, the parking provision is considered to be adequate in this instance.
- 7.47 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies 2, 3 and 36, and Section 9 of the National Planning Policy Framework.
- 7.48 Flooding Considerations
- 7.49 Section 14 of the NPPF requires development plans to "apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below".
- 7.50 Paragraph 162 details "The aim of the sequential test is to steer new development to areas with

the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding", with the sequential approach being required in areas known to be at risk now or in the future from any form of flooding, with the flood risk assessment being the tool to demonstrate this.

- 7.51 If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.
- 7.52 The site lies within Flood Zone 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.
- 7.53 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. Policy 4 of the South East Lincolnshire Local Plan is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.
- 7.54 It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.
- 7.55 In this instance, the proposal seeks to change the use of an existing commercial site, to provide a Council Depot. The resultant use does not increase the vulnerability classification and the development is not considered to give rise to an increase in flood risk.
- 7.56 Overall, it is considered that the proposal accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan and the intentions of the National Planning policy Framework in this regard.
- 7.57 Planning Balance
- 7.58 As detailed above, Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 7.59 The proposal represents appropriate development within an area defined as employment land. Whilst the minor conflict with Policy 7 is noted and considered, in that it specifically identifies main employment areas as typically being for Classes B1, B2 and B8, Policy 7 also states that 'non-Class-B uses' will be supported where "the applicant can demonstrate they are ancillary to the effective functioning of the Mixed-Use Area identified". Overall, the use of the site as a Council Depot, which comprises a Sui Generis use, is an appropriate use for the site and for the wider employment and commercial nature of the area. On balance, it is considered that the benefits of the proposal, utilising an existing site for an appropriate use within a commercial area, ensures that the proposal is acceptable and the balance is in favour of supporting the proposal, with a presumption in favour.
- 7.60 The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming, in the large part, with the South East Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.
- 7.61 In light of the above, the planning balance is considered to lie in favour of the proposal.

7.62 Conclusion

7.63 The proposal is considered to generally accord with Policies 1, 2, 3, 4, 28, 30, and 36 of the South East Lincolnshire Local Plan (2019), as well as Sections 4, 6, 9, 12, 14, and 15 of the National Planning Policy Framework (2019).

A minor conflict has been identified with Policy 7 of the South East Lincolnshire Local Plan (2019); however, as outlined above, the proposal, on balance, is considered to be acceptable.

7.64 **Additional Considerations**

7.65 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.

7.66 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.67 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.

7.68 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

7.69 Human Rights

7.70 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.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to the Conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form
A1681-01 Rev: P1
A1681-03 Rev: P1
A1681-04 Rev: P1
355 98 DAS LMS - Planning, Design and Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials of the development hereby permitted shall be carried out in accordance with those detailed within the application form and approved plans.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.
4. The use of the building shall be restricted to the Sui Generis use specified, only for the purposes as a Council Depot Facility.

Reason: In the interests of the character and amenity of the surrounding area.
This condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.
5. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title

