

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H14-0734-21	Applicant:	County Interiors
Proposal:	Part business relocation incorporating extensions & alterations including 2 separate business units		
Location:	County Interiors Wardentree Lane Pinchbeck		
Terminal Date:	1st September 2021		

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2021

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

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
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a part business relocation, incorporating extensions & alterations including 2 separate business units, at County Interiors, Wardentree Lane, Pinchbeck.

Extensions are proposed off the north-eastern elevation of the existing building at the northern and southern ends. The County Interiors business would be located in the existing workshop and southern extension, with 2 new business units being housed in the existing County Interiors showroom and office area and northern extension. Materials of construction are to match existing.

The two existing accesses off Apple Way to the east will be retained. 7 vehicle parking spaces would be provided for County Interiors (including 2 no. disabled) and 29 vehicle parking spaces between the two new units (including 4 no. disabled spaces).

Site Description

The site is located within an area of industrial/commercial premises. Two existing accesses are located on the eastern side of the site adjoining Apple Way. The existing building is located on the western part of the site, with a substantial area of hardstanding, gravel and grass covering the remainder of the site.

Relevant History

H14-0176-14 - S73A - Furniture showroom and factory - Vary Condition 7 of H14-0381-89 limiting occupation/use of premises (approved May 2014)

H14-0810-13 - Full - Showroom extension and alterations (approved November 2013)

H14-0125-07 - Full - Office extension (approved April 2007)

Consultation Responses

Welland and Deepings IDB - I note from the application form that surface water is proposed to discharge to soakaways. If this should change for any reason in the future then I would wish to be consulted again at that time.

SHDC Environmental Protection - No objection.

LCC Highways/SUDS - Does not wish to restrict the grant of permission. Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 36 spaces, and this is adequate for this development in this location. Should there be demand for more parking, the adjoining highways are restricted and drivers would have to park further afield or use alternative modes to access the development. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

Planning Considerations

Principle

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 introduction of two new business units in this location would help support the settlements role as a service centre. There is no objection to the principle of relocating part of the existing business within the curtilage of the same

site.

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. As the application form specifies use class A1 (now E(A)) and the end users of proposed units 1 and 2 are currently unknown, the applicant has agreed to the imposition of a condition restricting the occupancy of these units to E(g), B2 or B8 (with ancillary office/trade-counter/showroom facilities). This will ensure that future occupiers are aligned with the intentions of Policy 7.

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

Design and Layout

The extension off the existing showroom would be relatively minor in the context of the scale of the existing building at approx. 5.6m in width and 10.7m in depth. The extension off the existing workshop would be larger in scale, projecting almost to the existing eastern boundary fence, at approx. 32m in width and a maximum of 12.4m in depth. Given the size of the site and available curtilage, and the scale of other existing development in the vicinity, extensions of this scale can be satisfactorily accommodated without materially harming the character of the area. Materials of construction are to match existing and the extensions have been designed to be in keeping with the visual appearance of existing development on site.

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 two existing accesses off Apple Way to the east will be retained with the northernmost access being used for customer parking for units 1 and 2 and staff parking for unit 2, and the southern access being used for staff parking for unit 1 and the County Interiors premises. The Highway Authority have no objection to the proposed access arrangements. The proposal therefore accords with Policy 2 of the Local Plan in this regard.

In terms of vehicle parking, 7 vehicle parking spaces would be provided for County Interiors (including 2 no. disabled) and 29 vehicle parking spaces between the two new units (including 4 no. disabled spaces). The parking standards set out in Appendix 6 of the SELLP for B1 are 1 space per 30sqm, B2 are 1 space per 65sqm and B8 are 1 space per 150sqm. For units 1 and 2, this would equate to a parking requirement of between 3 and 13 spaces (rounded up). The proposed spaces to be provided clearly comply with and exceed this requirement. In terms of parking provision for County Interiors, it was noted upon undertaking the site visit that 9 vehicles were present in total, including 4 vans parked on the concrete apron to the front of the existing workshop. Given the apparent overprovision of parking for units 1 and 2, it is likely that any additional vehicles would be able to park in other spaces within the wider site. This is, on balance, considered acceptable.

Flood Risk and Drainage

The location of the site within land designated as Flood Zone 3a has been taken in to account, and it is considered that the development would be acceptable in this location, as it does not propose a sensitive use such as residential accommodation.

In terms of surface water drainage, the proposal is to utilise soakaways and there are no known permeability issues in this particular area of South Holland that would preclude their effective use. For foul water disposal, the extensions would be connected to the existing mains sewer network, which Anglian Water are obligated to accept new flows into.

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.

Planning Balance

The introduction of two new business units in this location would help support the settlements role as a service centre and there is no objection to the principle of relocating part of the existing business within the curtilage of the same site. The proposal is considered acceptable in terms of design and layout, there are no highway impact concerns and sufficient parking space would be provided. 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.

Conclusion

In light of the above considerations, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 7 and 36 (incl. Appendix 6) of the South East Lincolnshire Local Plan (2019), as well as Sections 6, 12 and 14 of the National Planning Policy Framework (2021).

The recommendation is therefore for a delegated approval.