

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0743-22 **Applicant:** Greencell Ltd.
Proposal: Developing waste land on the front of the site into a car park
Location: Greencell Holly Lodge West Marsh Road
Terminal Date: 21st September 2022

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 2021

6 - Building a strong, competitive economy
12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application for developing waste land on the front of the site into a car park at

Greencell, Holly Lodge, West Marsh Road, Pinchbeck. The proposal seeks to provide 52 additional standard parking spaces and 3 additional disabled parking spaces. A raised bank will be removed on the western boundary to facilitate the proposal.

SITE DESCRIPTION

The proposal is within defined settlement limits with West Marsh Road to the west and north, the A16 to the east and Vernatt's Drain to the east and south. The site is in Environment Agency Flood Zone 3 and in a "Danger for All" hazard area with a maximum predicted flood depth of over 2 metres.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

Lincolnshire County Council - Highways & SUDS Officer

No objections.

South Holland District Council - Environmental Protection Officer

No objections.

Pinchbeck Parish Council

Support

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. A row of established trees will be removed to facilitate this proposal. The applicant has stated that palisade fencing and low level planting will be located on the boundary but this is not included on the submitted plans. The character and appearance of the area is not materially affected with large car parks common around the Wardentree Lane Industrial Estate.
2. The design is that of a standard car park and the orientation maximises the number of spaces possible in the space available.
3. Proposed materials are tarmac. This is a standard car park construction material.
4. The proposed increase in car parking spaces is to cater for the continued growth of the business and to cover the loss of parking spaces under the approved application for an avocado ripening and storage building under reference H14-0858-19. There will be a net increase as a result of this application from 72 to 86. The existing access to the site remains unaltered.
5. The capacity of existing community services and infrastructure will not be impacted by this proposal.
6. There are no residential properties in the vicinity of the site. There is not considered to be a material increase in noise, odour, disturbance or visual intrusion as a result of this proposal.
7. The site is in Environment Agency Flood Zone 3 and in a "Danger for All" hazard area with a maximum predicted flood depth of over 2 metres. There is not a requirement to raise land to address flood risk as the car park is not for habitable use. Surface water is addressed by the existing surface water drainage system.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. A row of established trees will be removed to facilitate this proposal. The applicant has stated that palisade fencing and low level planting will be located on the boundary but this is not included on the submitted plans. The character and appearance of the area is not materially affected with large car parks common around the Wardenree Lane Industrial Estate. A sense of place is not considered to be impacted by this proposal.

4. The site is within the defined settlement limits of Pinchbeck and can be accessed by public transport, on foot or by bicycle.

5. Adequate space remains on site for bicycle and refuse storage. The proposed increase in car parking spaces is to cater for the continued growth of the business and to cover the loss of parking spaces under the approved application for an avocado ripening and storage building under reference H14-0858-19. There will be a net increase as a result of this application from 72 to 86. The existing access to the site remains unaltered.

11. There are no residential properties in the vicinity of the site. There is not considered to be a material increase in noise, odour, disturbance or visual intrusion as a result of this proposal.

12. The site is in Environment Agency Flood Zone 3 and in a "Danger for All" hazard area with a maximum predicted flood depth of over 2 metres. There is not a requirement to raise land to address flood risk as the car park is not for habitable use. Surface water is addressed by the existing surface water drainage system.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio - Main Employment Areas

When assessed against the relevant criteria the following can be observed:

The increased car parking provision will support the growth of the existing Class B use on site.

This application accords with SELLP Policy 7.

Assessment against SELLP Policy 36 - Vehicle and Cycle Parking

When assessed against the relevant criteria the following can be observed:

The business is already in existence on site, and this is not a major application. Therefore, there is not a requirement to provide electric car charging points.

This application accords with SELLP Policy 36.

PLANNING BALANCE

It is considered that the proposed car parking will increase provision on site without materially impacting the character and amenity of the surrounding area. Matters relating to boundary treatment will be addressed by condition. This application accords with Policies 1, 2, 3, 7 and 36 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2021

CONCLUSION

This application is recommended for approval.

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.