

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H14-0869-20	Applicant:	Anglia (UK) Ltd
Proposal:	Proposed managers accommodation, construction of new access track and use of land for vehicle storage		
Location:	The Anglia Business Centre Mill Green Road Pinchbeck		
Terminal Date:	8th December 2020		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 5, 6, 12 and 14 of the National Planning Policy Framework (2019)

- 5 - Delivering a sufficient supply of homes
- 6 - Building a strong, competitive economy
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

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

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for proposed managers accommodation, construction of new access track and the use of land for vehicle storage at The Anglia Business Centre, Mill Green Road, Pinchbeck. The proposal seeks to provide a new dwelling that is horseshoe in shape. The dwelling will contain two bedrooms, two en-suites, a bathroom, utility room, wc and an open plan kitchen / dining / lounge area.

The dwelling will be constructed from vertical timber boarding and red clay brick, with the roof constructed from metal standing seam roof sheeting. Windows and doors are to be aluminium PPC. A turning circle will be provided to the front of the dwelling with two off-road parking bays to the western side of the property. Beyond the turning circle to the north of the dwelling additional vehicle parking is to be provided for vehicles that have been recovered under debt recovery. The parking area is to remain grassed as it currently stands.

A new access road is to be sited running south of the existing entrance. This access road is to be 5 metres in width. To the south of the dwelling and access road, a new hedgerow is to be sited with an existing earth bund to the north. A new earth bund will be sited to the east of the dwelling and will help to obscure any possible views into the site from land outside of the applicant's ownership.

Finished floor levels shall be set no lower than 3.3m AOD. Which is 300mm above existing average ground level.

SITE DESCRIPTION

The site is outside of defined settlement limits with a row of semi-detached dwellings to the north, a former nursery to the north and arable fields to the south and east. The site is within Environment Agency Flood Zone 3, and not impacted by increased flood risk or hazard on the 2115 South East Lincolnshire Strategic Flood Risk Assessment (2017) Mapping.

HISTORY

H14-1150-85

Full - Change of use to builders yard & offices - Approved - 22 January 1986.

H14-1536-88

Outline - To erect a dwelling with garage for a company employee - Approved - 12 January 1989.

H14-0179-89

Full - Erection of Building for Storage of Building Materials - Approved - 15 March 1989.

H14-1064-90

Full - Extension to offices - Approved - 31 October 1990.

H14-0034-91

Full - Amalgamation of 2 no. existing stores to form one large store - 07 February 1991.

H14-0328-99

Full - Change of use to re-possession agents to HQ including vehicle compound - Approved - 08 July 1999.

H14-0803-99

Condition Compliance - Details of landscaping (Condition 2 of H14/0328/99) - Approved - 17 September 1999.

H14-0777-00

Full - Extension to form first floor office space - Approved 04 August 2000.

H14-1253-01

Full - Erection of offices - Approved - 22 March 2002.

H14-1208-04

Outline - Erection of single storey dwelling for Manager - Withdrawn - 26 November 2004.

H14-1686-04

Full - Extension of existing office premises - Withdrawn - 21 February 2005.

H14-0877-07

Full - Use of land for the stationing of a portacabin for use as training facilities - Approved - 19 September 2007

H14-0042-08

Condition Compliance - Details of landscaping (Condition 3 of H14/0877/07) - Approved - 12 February 2008.

H14-0153-08

Condition Compliance - Details of additional landscaping and tree planting (Condition 3 of H14/0877/07) - Non-determined - 12 February 2008.

H14-0312-10

Section 73 - Modification of Condition 1 of H14-0877-07 to allow siting of portacabin for a further 3 years - Approved 04 June 2010.

H14-0634-10

Full - Change of use of beet pad to car parking area (retrospective) - Approved - 22 September 2010.

H14-0210-13

Full - Kitchen and toilet extension to office building - Approved - 09 May 2013

H14-0407-13

Section 73 - Modification of Condition 1 of H14-0312-10 to extend the time limit for a further 3 years - Approved - 17 June 2013.

H14-0472-15

Full - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of Portakabin - Approved - 07 July 2015.

H14-0988-15

Non-material amendment - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of portakabin - approved under H14-0472-15. Amendments to revise position of windows and doors on workshop side elevation B and rear elevation C - Approved - 26 October 2015.

H14-0980-16

Full - Use of temporary building for occupation by site manager - retrospective - Refused - 18 November 2016.

H14-0193-17

Full - Use of temporary building for occupation by site manager (retrospective) - resubmission of H14-0980-16 - Approved - 11 April 2017.

H14-0941-19

Full - Proposed extension to existing workshop, relocation of existing store, erection of commercial mast, managers accommodation to replace existing mobile home and use of land for vehicle storage. - Approved - 14 November 2019.

H14-0607-20

Condition Compliance - Details of design and position of external boxes etc and means of foul water disposal (Conditions 3 and 5 of H14-0941-19) - Approved - 17 September 2020.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections.

Pinchbeck Parish Council

Support.

Welland & Deepings Internal Drainage Board

I note from the submitted documents that surface water run-off is proposed to be disposed of via a restricted discharge into a riparian dyke. This will be subject to the riparian landowner's permission, an application being made to the Board as well as payment of an application fee and relevant development contribution all in advance of any works.

Member of the public - 1 - objection

Increased number of vehicular movements requiring an upgrade to Mill Green Road.
Late night operations.

PLANNING CONSIDERATIONS

Principle of development

The agent has provided confidential information to prove there is a need for a worker to live on site for the present time. The specialist nature of the site means that the site has to be accessed at all hours of the day and night. The system previously used meant that a number of staff members were required to hold a key and any one of those could be called on to attend the site as required. However, as activity on the site at unsocial hours is increasing, more key holders are required which

has led to insurance and security issues. The applicant states that a Site Manager has therefore slept on the site since 2008 without impacting on the wider landscape. Employees travelling to the site at short notice has proven to be costly, unreliable and would also place employees at risk unnecessarily.

The company state that security personnel could not perform the function of the Site Manager due to the requirement to satisfy Financial Conduct Authority guidelines in their business practices.

Under application H14-0193-17 the applicant provided costing information which shows the business could not financially support a permanent night-time manager working all through the night.

The National Planning Policy Framework 2019 (NPPF) indicates significant weight should be given by the planning system in the support of sustainable economic growth. This is achieved by proactively meeting the development needs of businesses rather than acting as an impediment.

Compliance with Policy 1 of the SELLP - Spatial Strategy Part D - Countryside

This proposal is assessed against SELLP Policy 1 title - Spatial Strategy. Part D - Countryside. This policy states:

"The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside. In the Countryside development 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."

When assessed against the above policy the following can be observed:

Economic - The proposal will increase the vehicular capacity of a successful local business and help to ensure stability in economically uncertain times.

Community - The proposed access route, dwelling and parking area are at least 85 metres from the nearest dwelling. There is not considered to be a material impact on residential amenity, and the continuing success of the business can help retain jobs in the area.

Environmental - The proposal will provide additional landscaping features such as hedging along the southern boundary, an attenuation pond, and the new parking area will remain grassed.

Furthermore, the accommodation may be considered essential to this location due to the specialist needs of the business on site in light of the further information provided. This policy is in accordance with guidance contained in Paragraphs 79 and 83 of the NPPF.

It is considered that the proposal accords with Policy 1 of the SELLP.

Compliance with Policy 2 of the SELLP - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale, layout and density of the dwelling is considered to be appropriate for the site. The character and appearance of the area should not be materially impacted as once established the site will be bordered by hedging along the entirety of the southern boundary.
2. The design of the dwelling is considered to compliment the existing buildings on site and is positioned in such a way that it should not be materially impacted by the operations of the site, but be close enough for the site manager should their presence be required.
3. The proposed dwelling does not seek to maximise sustainable materials but is designed so as to be in keeping with the character of the existing buildings on site.
4. The proposal will lead to an increase in parking provision on site and larger vehicular movements, however it is considered the site and surrounding highways have the capacity to accommodate this. The Highway Authority have raised no objections to the proposal.
5. The proposal is not considered to materially impact community services or infrastructure.
6. There is not considered to be a material increase in noise, odour or disturbance from the proposal. The dwelling and parking provision will be a significant distance from existing dwellings, approximately 85 metres to the nearest properties to the north-west.
7. With regard to flood risk, there is nowhere on the site to locate the dwelling where it would be at a lower level of flood risk. Any discharge to riparian drains will be addressed via an application to the Welland and Deepings Internal Drainage Board, who have sent a letter confirming this to the agent.
8. There is not considered to be a material impact on natural habitats, historical buildings or heritage assets arising from this proposal.
9. Sand and gravel mineral resources will not be impacted by this proposal.

This proposal is considered to accord with Policy 2 of the SELLP.

Compliance with Policy 3 of the SELLP - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);

13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

1. The proposal is for a dwelling on a long established debt recovery business site. Alongside the new developments of a new access track and increased parking provision for recovered cars, this is not considered to impact the sense of place.

2. The ability to distinguish between public and private space will be improved by the installation of a new hedge along the southern boundary, alongside an earth bund, to provide improved privacy and security to the site.

3. The landscape character of the location is considered to be improved by the installation of a new hedge along the southern boundary.

4. As the site is rural in location, the primary choice of travel mode to the business is via private transport.

5. The provision of recycling bins, storage and bicycle sheds is not materially affected by this proposal. Parking provision for recovered vehicles and for the private vehicles of the site manager is enhanced and in accordance with Appendix 6 of the SELLP.

6. The lighting of public spaces is not impacted by this proposal.

7. Accessibility of public spaces is not impacted by this proposal.

8. Crime prevention and community safety is considered to be improved by having a site manager on site whilst millions of pounds worth of recovered good are in storage.

9. The large fenestration elements on the southern elevation of the property aids environmental sustainability during the lifetime of the development.

10. Facades and signage will remain unaltered as a result of this proposal.

11. Residential amenity is not considered to be materially impacted by this proposal. The additional recovery parking available may not always be in use, and if in use is sited beyond the existing business, and accessed by a track on the southern side of the site away from residential properties.

12. A large attenuation pond will be sited to the western side of the dwelling and the Welland & Deepings Internal Drainage Board has no objections to the proposed method of surface water disposal. The proposed dwelling will be raised 300mm above ground level to address flood risk concerns.

13. The proposal does not seek to maximise the use of local materials, but water take is not materially impacted by the parking provision which will be on existing grass land.

14. It is considered the the new attenuation pond and southern boundary will positively contribute toward aiding biodiversity, green infrastructure, flood risk mitigation and urban cooling.

15. No historic buildings are impacted this proposal.

Compliance with Policy 7 of the SELLP - Improving S E Lincolnshire's Employment Land Portfolio

This proposal is assessed against SELLP Policy 7 - Improving S E Lincolnshire's Employment Land Portfolio. The relevant section against which this application is assessed is called "Other Employment Sites". This section states:

"New employment development/businesses or the extension of an existing business outside the above 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."

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

- a. The development is not considered to conflict with neighbouring land uses as it is sited at least 85 metres at the nearest point from any residential properties and is for use by a well-established successful business.
- b. There is not considered to be any impact upon the character and appearance of the area, as the developments are sited to the rear of the existing business. Once established the southern boundary hedging will obscure the new dwelling.
- c. The design is responsive to the local context of the buildings and does not impact negatively on the operation of the business.
- d. The proposal to increase the storage capacity for recovered cars is not considered to materially impact the local highway network as the usage is for storage purposes only. This parking provision is not considered to significantly increase vehicular movements. The County Highways Officer has no objections to the proposal.
- e. There is not considered to be an adverse impact on the viability of other allocated employment sites as the proposal is ideally sited for the business makeup of debt recovery and the facilities required.
- f. The proposal does not facilitate a modal shift away from the private car as the site is not readily accessible by public transport.
- g. There is an identified need for the continuation of this business location as it has established a well-located business for purposes of the debt recovery storage.

It is considered that the proposal accords with Policy 7 of the SELLP.

Increase in vehicular movements

There is not considered to be a material increase in vehicular movements as a result of this proposal, which is designed to increase storage. The number of movements along Mill Green Road cannot solely be attributed to this business. The County Highways & SUDS Officer has no objections to this proposal.

Late night operations

Occasionally late night operations are required but this is not a regular occurrence. If noise and disturbance from the site is frequently at a level which impacts residential amenity then this is a matter which should be addressed with the Environmental Health Technician.

PLANNING BALANCE

There is not considered to be a material impact from the location or design of the proposed dwelling. It is not considered that a recommendation of approval would lead to other similar applications for dwellings in the vicinity in the open countryside as their evidenced need for a continued permanent occupation of the site by a site manager for a business that operates on a 24 hour 7 day basis. A condition will be attached to the dwelling that it can only be occupied by persons employed or last employed in connection with Anglia Business Centre.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 7, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 6, 12 and 14 of the National Planning Policy Framework, 2019.

CONCLUSION

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.