

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0941-19 **Applicant:** Anglia UK

Proposal: Proposed extension to existing workshop, relocation of existing store, erection of a communications mast, Manager's accommodation to replace existing mobile home and use of land for vehicle storage

Location: The Anglia Business Centre Mill Green Road Pinchbeck

Terminal Date: 14th November 2019

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	1	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a full application for a proposed extension to an existing workshop, relocation of existing store, erection of a communications mast, Manager's accommodation to replace existing mobile home and use of land for vehicle storage at The Anglia Business Centre, Mill Green Road, Pinchbeck. Anglia Business Centre is involved with repossession, debt recovery, vehicle logistics and auditing.

The proposal seeks to provide a 11.82 metre extension to the existing workshop whilst removing the existing storage building to the side. The proposed extension will match the design of the existing workshop and will be constructed from green metal cladding with a metal sheeting roof.

The proposed storage shed will replace the existing manager's accommodation and will measure 9 metres in width and 18 metres in length with a 3.5 metre eaves height and a 4.3 metre maximum apex height. The storage shed will be constructed from green metal cladding with a metal sheeting roof.

The proposed dwelling will be sited in the south-east corner of the site and will be single storey in design and constructed from timber cladding to the exterior walls, a tiled roof and grey aluminium window and door frames. The dwelling will contain three bedrooms, an en-suite, a bathroom, living room, kitchen / dining area, office, water closet, a single garage and a carport. A courtyard garden will also be provided with the dwelling being of a 'U-shaped' design similar to a traditional agricultural building arrangement.

The proposed communications mast will be in the north east corner of the site and will be of a triangular construction measuring 2.286 metres on each side and of galvanised steel construction. The mast will measure 30 metres in height.

Access to the site would remain via the existing access onto Mill Green Road.

Site Description

The site is outside of defined settlement limits with a row of semi-detached dwellings to the north, Mill Grove Nurseries to the north and arable fields to the south and east.

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.

Consultation Responses

Anglian Water

Method of foul and surface water drainage is not to an Anglian Water sewer and is therefore out of their jurisdiction.

Environment Agency

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

County Highways & SUDS Officer

No objection

Welland & Deepings Internal Drainage Board

Surface run-off will be disposed to a riparian dyke which would be subject to the riparian landowner's permission, an application being made to the Board as well as payment of a fee and development contribution in advance of any works.

Environmental Health Technician

No objection.

Environmental Protection Officer

Is content with the Contamination Report and requests an unexpected contamination informative.

Planning Considerations

- Principle of development
- Impact on surrounding area

Principle of development

The principle of permanent dwelling in this location is considered acceptable. A temporary permission was granted under H14-0193-17.

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.

The application complies with a section South East Lincolnshire Local Plan (SELLP) Policy 2 concerning Development Management as 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 NPPD.

The communications mast, workshop extension and storage shed are considered to accord with Section 6 of the National Planning Policy Framework which supports 'Building a strong, competitive economy' and Policy 7 of the SELLP which concerns Improving South East Lincolnshire's Employment Land Portfolio.

Impact on surrounding area

There is not considered to be an impact on the surrounding area from the communications mast. The purpose of which is to aid Anglia Business Centre's data transfer ability and ensure the business can continue to operate at all time.

With regard to the storage shed location and workshop extension, they are to be built with matching materials, are not sited on a prominent location within the site and do not impact the day to day operating of the existing business. As a result of the workshop expansion a further 7 jobs will added to the over 100 person strong workforce. The new jobs will be 1 MOT Tester, 2 Vehicle Valeters, 1 Smart Repair Specialist, 1 Vehicle Technician and 2 Vehicle Inspectors.

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.

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.

Conclusion

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

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.