

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1066-18 **Applicant:** J O Sims Ltd

Proposal: Temporary storage structure to support expansion requirements (retrospective)

Location: J O Sims Ltd Pudding Lane Pinchbeck

Terminal Date: 14th December 2018

Planning Policies

Local Plan July 2016:

EC1 Major Employment Areas - Sites Allocated for Employment Use
SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

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

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a retrospective planning application for a temporary storage structure at J O Sims Ltd, Pudding Lane, Pinchbeck. The site is within the defined settlement limit for Spalding as well as

within a Major Employment Area as set out in the South Holland Local Plan (2006).

The site is a food storage/processing facility. The site consists of a large industrial style distribution building which is surrounded by areas of hardstanding and parking bays. Morrisons supermarket is located to the east, while a number of other industrial units are situated to the west and south.

The temporary storage unit is located at the southern end of the site and has a steel frame with a grey PVC covering. In terms of size, it is 12 metres wide, 21.5 metres long and 6.4 metres high. It is intended to support the businesses expansion requirements with an anticipated lifespan of 3 years.

Policy EC1 of the Local Plan relates to Major Employment Areas and states that permission will be granted for employment uses, provided that access and highway considerations are satisfactory and that the amenity of any nearby properties can be adequately protected. The proposed use would fall within the B Use class.

In terms of the above, given the location of the site within an existing industrial area, it is not considered that the retention of the storage structure would have an adverse impact on residential amenity. There are new houses being constructed approx. 200 metres to the west, however SHDC Environmental Protection have not objected on the grounds of any potential noise issues.

LCC Highways/SUDS does not wish to restrict the grant of permission.

In terms of design and scale, the site is large enough to accommodate the structure and, given that it is within an allocated industrial area, it cannot be said that its retention would have an adverse impact on the character and appearance of the area as it is mostly surrounded by other industrial/commercial uses.

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14, SG17 and EC1 of the South Holland Local Plan (2006), as well as Sections 6 and 12 of the National Planning Policy Framework (2018).

A 3-year temporary permission is considered to be appropriate.