DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1077-19**	**Applicant:**	**Greenyard**
Proposal:	Change of use of and extension to first floor plant room to office		
Location:	Greenyard Stephenson Avenue Pinchbeck		
Terminal Date:	10th January 2020		

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 2019

Sections 6, 12 and 15 of the National Planning Policy Framework (2019)

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for a change of use of and extension to first floor plant room to office at Greenyard, Stephenson Avenue, Pinchbeck. The proposal seeks to provide an open plan office with

four south facing first floor windows. Materials of construction will be steel cladding to match that of the existing building.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by industrial estate buildings of varying ages and design.

History

H14-1163-90

Outline - Industrial development (B1, B2, B8 Use' Classification) - Approve - 22 November 1990

H14-0045-94

Outline - Food processing including offices and distribution (B1, B2 and B8) - Approved - 21 March 1994

H14-0230-97

Outline - Food processing including offices and distribution (B1, B2 and B8) - Approved - 06 May 1997

H14-1073-98

Full - Proposed road extension to Stephensons Ave, to serve general industrial units - Approved - 22 December 1998

H14-0367-99

Full - Proposed haulage and distribution depot - Approved - 15 July 1999

H14-0025-00

Condition Compliance - Details of landscaping and visibility splay. (Conditions 2, 8 & 9 of H14/0367/99) - Approved - 23 February 2000

H14-0338-02

Full - Extension of existing warehouse - Approved - 14 May 2002.

H14-0228-03

Full - Single and two storey office extension - Approved - 22 April 2003.

H14-0317-03

Full - Erect new two storey office extension - Approved - 17 April 2003.

H14-1123-03

Full - Erection of new packaging stores, loading bay extension, new access to highway and associated site improvements - Approved - 31 December 2003

H14-1142-05

Full - Private road to serve industrial development - Approved - 26 September 2005.

H14-1372-05

Full - 3 new packaging stores and 2 two-storey office units - Approved - 16 December 2005.

H14-0083-06

Full - New ripening unit, cold store and battery charging unit - Approved - 13 March 2006.

H14-0894-06

Full - Production and storage facility extension (1,970 floorspace) and continuation of existing service road - Approved - 26 September 2006

H14-1444-07

Full - Erection of a packhouse and ripening facility extension, a detached battery charging unit and associated improvements of staff car parking and the erection of a wind turbine - Approved - 23 January 2008.

H14-0414-08

Condition Compliance - Details of landscaping (Condition 3 of H14/1444/07) - Approved - 28 April 2008.

H14-1220-08

Section 73A - Removal of Condition 2 of H14/1444/07 relating to wind turbine and energy efficiency measures - Approved - 06 February 2009.

H14-1283-08

Advertisement - Proposed wall mounted advertisement - Approved - 26 January 2009.

H14-0418-13

Full - Proposed two-storey extension - Approved - 09 July 2013.

H14-0059-16

Full - Chilled store extension to existing fruit and vegetable storage and distribution depot - Approved - 04 April 2016

H14-0776-16

Full - Extension of tray storage area and addition of changing room to existing fruit and vegetable storage and distribution depot - Approved - 29 September 2016.

Consultation Responses

SHDC Environmental Health Technician

No objection.

Pinchbeck Parish Council

Support

Planning Considerations

Principle of development
Design / Impact on neighbouring buildings

Principle of development

The site is for a proposed workshop and therefore falls within the allocated B1 / B2 / B8 use class for the Wardentree Lane area under Policy 7 of the South East Lincolnshire Local Plan, 2019.

Design and impact on neighbouring buildings

There is not considered to be any material harm to neighbouring amenity from overlooking or overshadowing. The proposal building is separated by a significant distance from buildings under construction to the south.The design is keeping with other buildings in the area and does not impact user amenity or the visual amenity of the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 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.