DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1090-21**	**Applicant:**	**Ark ICT Solutions Ltd**
Proposal:	Proposed headquarters building for IT company comprising offices, storage, coffee bar and ancillary facilities together with associated external works and slimline communications mast - approved under H14-0406-20. Modification to Conditions 2 to allow amendments to previously approved plans and Condition 5 relating to surface water drainage scheme.		
Location:	Land Off Platts Close Pinchbeck Spalding		
Terminal Date:	17th December 2021		

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
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

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
WELLAND AND	0	0	0	1

DEEPINGS INTERNAL DRAINAGE BOARD				
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

S73A CONTINUATION - Proposed headquarters building for IT company comprising offices, storage, coffee bar and ancillary facilities together with associated external works and slimline communications mast - approved under H14-0406-20. Modification to Conditions 2 to allow amendments to previously approved plans and Condition 5 relating to surface water drainage scheme.

Specifically, the applicant states in the covering letter to this application that:

- unforeseen subterranean site constraints have been found. This has meant that the building has been repositioned further away from the Northern and Eastern site boundary. For the same reasons, the proposed slimline communications mast has been relocated as shown on A1412-10 Rev C, however, this again moves away from the site boundary.

- Other changes have been made to the elevations and landscaping in accordance with the approved materials schedule and because of design development during consultation with building control and manufacturers. These changes are reflected on A1412-13 Rev P2 and listed in the revision notes.

The elevational treatment to the building and siting of the mast have altered as follows:

1. Windows updated in accordance with manufacturers recommendations and requirements.
2. Claddings updated in accordance with approved materials schedule.
3. Curtain wall screens updated to allow for larger entrance doors requested by Building Control.
4. Indicative PV system updated for information only (final system to be sized based upon Building Regs requirements).
5. Building repositioned on site to allow for surface water connection.
6. Mast position relocated as agreed with client following survey of existing services on site and to avoid complications with the section 38 works.

Site Description

As host consent, although works have commenced on site.

History

H14-0406-20. Proposed headquarters building for IT company comprising offices, storage, coffee bar and ancillary facilities together with associated external works and a slimline communications mast. Approved 28-07-20.

H14-0781-21. Details of external materials (Condition 3 of H14-0406-20). Approved 27-07-21.

H14-0906-21. Details of surface water drainage scheme (Condition 5 of H14-0406-20). Approved 29-09-21.

Consultation Responses

Pinchbeck Parish Council

LCC Highways & SUDS Support

Does not wish to restrict the grant of permission.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the submitted amended surface water drainage details for this facility are satisfactory and does not wish to object to this planning application.

Welling & Deepings IDB

Since my previous comments dated 7th September 2021, the consulting engineer approached the Board to see if a higher maximum flow rate of the controlled discharge would be acceptable. In principle the Board offered a higher maximum flow rate surface water discharge of five litres per second subject to an application for consent to discharge surface water being submitted, payment of the £50 application fee, as well as payment of the increased £8,143.06 development contribution, all prior to connection being made to the Anglian Water serviced plot surface water connection pipework.

Anglian Water

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water. As such, we are unable to provide comments on the suitability of the surface water management. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority, as they are the statutory consultee for surface water management, and the Internal Drainage Board if applicable. The Environment Agency should be also consulted if the drainage system directly or indirectly involves the discharge of water into a Main River.

Planning Considerations

Principle of the Development

The application site is within an established employment area and identified as being part of the Proposed Main Employment Area SP001 Wardentree Lane within a wider Existing Main Employment Area (Policy 7), of the South East Lincs Local Plan (SELLP).

These employment areas are reserved for main employment in general and light industry, R&D and offices. The mix and form of development within this employment area is impacted by the recent changes to the General Permitted Development Order and the Use Classes Order. The changes have no impact on the proposed development at this time.

The proposals set out within this application are consistent with the requirements of Policy 7 of the SELLP and the principle of this proposal is considered to be acceptable.

Design and Visual Impact

The proposals would be in keeping with the scale and form of development on adjacent sites, being an office and storage building with ancillary uses, with monopitched and flat roofed elements, finished in metal composite wall cladding. Solar panels are shown on part of the roof.

This would not be out of keeping with the buildings on adjacent plots of land.

Impacts on adjoining land uses

Although the external treatment of the building has minor changes and teh mast is resited, it is not considered that these alterations would impact on the functioning and amenities of adjoining land users.

Highway Matters

The principle of access to this site was accepted by the existing consent. LCC Highways & SUDS Support do not wish to restrict the grant of permission.

Flooding and Drainage Matters

The details are considered to be acceptable to LCC.

Conclusion

The proposals set out within this S73 application accord with the provision of Policies 1, 2, 3, 4, 7, 28, 29, 30, 31 and 36 of the SELLP and the intentions of the NPPF 2021.

Approve.

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.