

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1138-18 **Applicant:** J O Sims Ltd

Proposal: Proposed extension to east side of existing fruit packing premises to support expansion requirements

Location: J O Sims Ltd Pudding Lane Pinchbeck

Terminal Date: 13th February 2019

Planning Policies

Local Plan July 2016:

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a proposed extension to the east side of the existing fruit

packing premises at J O Sims Ltd, Pudding Lane, Pinchbeck.

The proposed extension would be on the east side of the existing main building and would provide additional floor space for storage and production together with a small area of office accommodation. The extension would measure approx. 58m in length by 18m in width and would effectively round off the existing building. No new access is required. Materials of construction and height of the extension would match the existing adjacent unit.

Site Description

The site is a food storage/processing facility and the land upon which the extension would be sited is currently grassed. The site consists of a large industrial style distribution building (with 6 existing loading docks) 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 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).

Representations

SHDC Environmental Protection - No objections.

LCC Historic Environment Officer - No archaeological impact.

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

Material considerations

Policy

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 proposal would have an adverse impact on residential amenity. There are no residential properties in the immediate vicinity. Furthermore, LCC Highways/SUDS have no objections on highways grounds.

Impact on character and appearance

The proposed extension would be completely concealed by the existing building on both the north and west sides. Views would also be limited from the south. From the east it could be viewed from the supermarket car park, although it would be obscured by trees and banking. The materials of construction and the roof height would match the existing part of the building immediately adjacent and so it should appear as a seamless transition from old to new. The site is large enough to accommodate the extension and, given that it is within an allocated industrial area, it is considered that it would not have an adverse impact on the character and appearance of the area as it is mostly surrounded by other industrial/commercial uses.

Conclusion

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).