DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1225-21**	**Applicant:**	**Chislett Hire Ltd.**
Proposal:	Extension & Alterations		
Location:	Chislett Hire Ltd. Enterprise Way Pinchbeck		
Terminal Date:	20th January 2022		

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 6 - Building a strong, competitive economy
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

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

Proposal

This is a full planning application for an extension and alterations at Chislett Hire Ltd, Enterprise Way, Pinchbeck.

The proposals include a single storey extension, for workshop and storage space, projecting from the southern elevation of the main building by approx. 5m and a width of approx. 10.4m. The palisade fencing that is currently in line with the southern elevation of the building would be repositioned in line with the outer edge of the extension, almost at the back of the footway, thereby increasing the size of the washdown area. A new mezzanine floor would be created at first floor, extending the existing storage space at that level.

A new open canopy would be erected between the repair and maintenance workshop and store area to the rear of the hire shop.

At the northern end of the site, the aggregate storage bins are to be re-positioned in the north-eastern corner of the site, and workshop and storage units erected in their place.

Site Description

The site is located within an area of industrial/commercial premises. The site is accessed from Fleming Road to the east, with customer and staff parking on the eastern side of the site. An open storage compound and workshop/storage buildings sit to the north of the main building. There are offices on the opposite side of Fleming Road, Morrisons Abattoir is to the south, and the curtilage of a packaging supply business wraps around the western and northern sides of the site.

History

H14-0353-12 - Proposed storage building (approved June 2012)

Consultation Responses

SHDC Environmental Protection - No objection.

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

Planning Considerations

Principle

The site is located within the settlement boundary for Pinchbeck as set out in the South East Lincolnshire Local Plan (2019) (SELLP). Policy 1 of the Local Plan states that within the settlement boundaries of Main Service Centres, such as Pinchbeck, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. The extension of an existing business in this location would help support the settlements role as a service centre.

In terms of wider policies of the Local Plan, the application site sits within a Main Employment Area, being identified in Policy 7 of the Local Plan as SP001. Policy 7 states that Main Employment Areas are reserved for main employment in Classes B1, B2 and B8. Use Class B1 is no longer in existence having been encompassed within the new Class E as E(g), therefore the policy is now interpreted as allowing E(g), B2 and B8.

The proposed extensions and internal alterations to the main building are to increase workshop and storage space. This accords with the provisions of Policy 7.

In light of the above, the principle of the proposal is considered acceptable

Design and Layout

The proposals include a single storey extension projecting from the southern elevation of the main building by approx. 5m and a width of approx. 10.4m, a new open sided canopy between the repair

and maintenance workshop and store area to the rear of the hire shop, and the aggregate storage bins at the northern end of the site are to be replaced with two single storey workshop units. Given the size of the site and available curtilage, as well as the scale of other existing development in the vicinity, extensions/buildings of this scale can be satisfactorily accommodated without materially harming the character of the area. The southern, eastern and western elevations to the main building, including the new lean-to extension are to be clad in anthracite grey profiled horizontal cladding. The northern elevation of the building is to remain green and the new storage buildings and open canopy will be constructed to match this. The new elements will satisfactorily blend with the existing.

Taking the above into account, the external appearance, layout and scale of the proposal is considered to be acceptable and in accordance with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Highways and Parking

The existing access off Fleming Road is to remain unchanged. The Highway Authority therefore have no objection to the application and thus the proposal satisfactorily accords with Policy 2 of the Local Plan in this regard.

The proposed extensions and alterations will not impact the existing parking arrangements and a large proportion of floor space to be created is for storage relating to the existing business. Parking arrangements are therefore considered to be satisfactory.

Flood Risk and Drainage

The site is located on land designated as Flood Zone 3a, which is a high risk flood zone. However, National Planning Practice Guidance identifies commercial uses such as this as 'less vulnerable' and compatible with such a flood zone.

In terms of surface water drainage, the proposal is to utilise soakaways and there are no known permeability issues in this particular area of South Holland that would preclude their effective use. For foul water disposal, the extensions would be connected to the existing mains sewer network, which Anglian Water are obligated to accept new flows into.

Given the above, the proposal is considered to generally accord with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.

Planning Balance

The extension of a business within its existing curtilage would help support its functioning, as well as the settlements role as a service centre. The proposal is considered acceptable in terms of design and layout, there are no highway impact concerns and sufficient parking space would remain. It is also acceptable on flood risk and drainage grounds.

The planning balance is therefore considered to be in favour of the proposal.

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.

Conclusion

In light of the above considerations, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 7 and 36 (incl. Appendix 6) of the South East Lincolnshire Local Plan (2019), as well as Sections 6, 12 and 14 of the National Planning Policy Framework (2021).

The recommendation is therefore for a delegated approval.