

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1245-18 **Applicant:** Wm Morrison Supermarkets Plc

Proposal: Proposed plant room to house compressors

Location: Morrisons Abattoir Brunel Road Pinchbeck

Terminal Date: 13th February 2019

Planning Policies

Local Plan July 2006:

SG13 Pollution and Contamination
SG14 Design and Layout of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change
Section 15. Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application that seeks permission for proposed plant room to house compressors at Morrison's Abattoir, Brunel Road, Pinchbeck, Spalding.

The site constraints are Enterprise Way to north, Brunel Road to north-east and industrial units at Stephenson Avenue to west. An extensive car park and tanks are to south. The main building is located near Enterprise Way. Woodhead Bros Meat Company is the meat industry supplier for Morrison's supermarkets.

The site is part of Wardentree Lane industrial state area which is in turn within the defined settlement limits of Spalding as per South Holland Local Plan (2006). A site-specific flood risk assessment has been submitted although Environment Agency has not been consulted in accordance to South East Lincolnshire Strategic's Standing Advice for Flood Risk Assessment. The proposal is compatible with the probability of flood risk on the site and mitigation measure will be imposed by condition. The principle of development is therefore acceptable unless material consideration indicate otherwise.

A 9 metre wide passage is along the northern elevation of the building and the site boundary. Chimneys, flues, gas metres, tanks and other equipment associated to the abattoir are in this part of the site.

The proposed plant would be erected around an existing chimney which is in close proximity to the boundary. A flue connects the chimney with the building roughly above 4.50 metres ground level. The plant would measure approximately 14.50 metres in width, 5.40 metres in depth and 6 metres in maximum height. The scale, massing and bulking of the development would be commensurate with the existing infrastructure and adjoining buildings.

The plant would have a 5-degree lean-to roof with 3 No. swan neck cowels protruding upwards. There would be 3 No. door at the front elevation just under the cowels. The external materials proposed for the plant would be characteristic of industrial development and would not harm the visual amenity of the built environment in its current conditions.

The plant is flanked by two outbuildings of modest scale to both sides, 1.7 metres to east and 3 metres to west respectively. A 3 metre high rail fence is along the northern boundary of the site. Young trees and mature shrubs are adjacent to this fencing behind the site boundary.

The site levels of the northern part of the site seemingly are higher than those of Enterprise Way. The cowels of the plant could be visible from the highway although this would not a cumulative impact to the existing highest chimneys and tanks on that side of the building.

SHDC Environmental Protection and County Historic Environment Officer has no comments to the proposal as extended. No other representations has been made.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.