DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0319-19**	**Applicant:**	**Mr Andrew Prince**
Proposal:	Change of use of land for the stationing of self storage containers		
Location:	Land Rear: 6 Main Road Quadring Spalding		
Terminal Date:	17th May 2019		

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
30	Pollution

National Guidance

National Planning Policy Framework 2019

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	1	0
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the change of use of land at the rear of 6 Main Road, Quadring, for the stationing of self storage containers.

There is an extant planning permission for the siting of 106 self storage containers on land to the south of the application site (H15-1032-17) however, after a recent break-in to no. 6, the applicant feels it is safer to start the business closer to the dwelling for security reasons.

The applicant is seeking permission for the siting of 37 x 20ft containers which would be clustered in four areas on the site, as shown on the submitted block plan.

The containers would be used as lock-up storage for general purpose storage. It is intended that the site would operate for the same hours as the existing vehicle dismantling business, namely 8am to 6pm Monday to Friday and 8.30am to 1pm on Saturdays.

Site Description

The site is currently used for car dismantling and resultant parts sales. The site is set back slightly from Main Road and views are fairly limited from this direction as they are restricted by existing vegetation, trees and fencing. There are existing buildings on the site which include two large commercial buildings and an office building which are fronted by an area of hardstanding. There is a frontage property associated with the site and business as well as a residential property to the south but this is separated by conifer hedging. There is a combination of fencing and trees along the southern boundary.

The site is not within any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) and is therefore classed as being in the countryside.

History

H15-1032-17 - Change of use of land for the stationing of self storage containers (approved December 2017)

H15-1076-12 - Proposed change of use from B8 (storage and distribution) to B2 (general industrial) and B8 (storage and distribution) for dismantling of performance cars and the storage and internet sale of car parts and external alterations to building (approved February 2013)

H15-0749-11 - Change of use from storage/distribution/haulage yard (sui generis) to B2 general industrial (approved November 2011)

Consultation Responses

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

Public -
- Would be of benefit to the local community

Planning Considerations

- Principle
- Impact upon character and appearance of the area
- Residential amenity

Principle

The site is not within any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) and is therefore classed as being in the countryside.

The application site currently benefits from planning permission for B2 and B8 use which was granted under H15-1076-12. However, this is specifically restricted by condition to the dismantling of cars and the storage and distribution of the resulting car parts. Permission is therefore being sought to cover the stationing of storage containers. Policy 7 (Improving South East Lincolnshire's Employment Land Portfolio) of the Local Plan states that new employment development/businesses or the extension of an existing business outside of allocated employment sites will be supported

provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. The application site is not an allocated employment site, however it is previously-developed land.

Given the above, the proposal is considered to be acceptable in principle.

Impact upon character and appearance of the area

As the self storage containers would be located on commercial land, against a backdrop of commercial buildings, and has the benefit of some screening, they would not be considered out of character or harmful to the surrounding area.

Residential amenity

No resident objections have been received and B8 use is generally considered to be compatible with residential uses. It is not considered that the proposal would have a material adverse impact in terms of noise generation (particularly taking into account the current use of the site), loss of privacy or being overbearing in nature.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3, 7 and 30 of the South East Lincolnshire Local Plan (2019) as well as Sections 6 and 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty
In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.