

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H15-1082-18      **Applicant:** Mrs Kelly Newman  
**Proposal:** Use of domestic garage as catering kitchen  
**Location:** 68a Town Drove Quadring Spalding  
**Terminal Date:** 20th December 2018

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### Planning Policies

#### Local Plan July 2016:

SG1                      General Sustainable Development  
SG4                      Development in the Countryside  
SG14                    Design and Layout of New Development  
SG17                    Protection of Residential Amenity

#### National Guidance

#### National Planning Policy Framework 2018

Section 12 - Achieving well-designed places

### Representations:

|                            | Object | Support | No Obj. | Comments |
|----------------------------|--------|---------|---------|----------|
| PARISH COUNCIL             | 0      | 0       | 0       | 0        |
| WARD MEMBER                | 0      | 0       | 1       | 0        |
| HIGHWAYS & SUDS<br>SUPPORT | 0      | 0       | 0       | 1        |
| SHDC INTERNAL              | 0      | 0       | 0       | 1        |
| RESIDENTS                  | 0      | 0       | 1       | 0        |

### CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the use of a domestic garage as a catering kitchen at 68A Town Drove, Quadring.

The applicant intends to run a meals-on-wheels business from the building, supplying approximately 150 meals per day, with 3 employees. Working hours would be 9am to 3pm Monday to Friday. Cooking would take place between 9am-11am, with meals being loaded for delivery at 11am. 2 employees would deliver the meals and return to the kitchen at 1:30pm to wash up and clean down for the next day.

#### Site Description

68a is a detached house with detached double garage. There are frontage dwellings immediately to the west. To the east is an Anglian Water pumping station which is separated from 68a by hedging. There are frontage residential properties the other side of this. Agricultural fields to the rear and opposite.

The site is outside of any defined settlement limit as set out in the South Holland Local Plan (2006), however it is within the defined settlement limit for Quadring in the South East Lincolnshire Local Plan (Publication Version, March 2018) (SELLP).

#### Representations

Cllr Wray - No objection.

SHDC Environmental Protection - No objection.

Public:

- Land which adjoins no. 70 is owned by no. 68, not 68a.

#### Material Considerations

- Principle
- Impact on character and appearance of area
- Residential amenity

##### Principle

The site lies within the open countryside in the adopted Local Plan. Policy SG4 of that Local Plan states that planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Although compliance with Policy SG4 has not been demonstrated in this instance as it has not been shown that the use is essential in that location, the site is located within the defined settlement limit for Quadring in the soon to be adopted SELLP and so it is considered that the proposal would, in principle, be acceptable.

##### Impact on character and appearance of area

One of the garage doors would be removed and replaced with a double glass fronted door of the same size. It is not considered that this would have an adverse impact on the character and appearance of the area.

##### Residential amenity

There have been no neighbour objections and SHDC Environmental Protection have not objected on the grounds of noise or odour.

There is a sewage pumping station to the east between the site and the next residential property and in the other direction the next property is approx. 40 metres away.

Food and general waste would be stored in wheelie bins at the side of the garage and collected weekly by private waste collector.

Given the above, it is not considered that the proposed change of use would have a material adverse impact on residential amenity.

## Conclusion

Taking into account the above, the proposal is considered to be in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.