DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0052-19**	**Applicant:**	**Bakkavor Group PLC**
Proposal:	Proposed ammonia to Glycol refrigeration plant to provide ambient and process cooling to the Deli site and including the heating of water		
Location:	Bakkavor West Marsh Road Spalding		
Terminal Date:	14th March 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 12. Achieving well-designed places
Section 15. Conserving and enhancing the natural environment
Section 16. Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
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 for proposed ammonia to Glycol refrigeration plant to provide

ambient and process cooling to the Deli site and including the heating of water at Bakkavor Group PLC, West Marsh Road, Spalding.

The site hosts a large food processing facility and distribution/warehousing centre of fresh prepared food. To east, there is the River Welland. The premises of chilled storage and distribution company Fowler Welch are adjacent to north. Further to west, there is the Spalding cemetery and residential development to south.

The site location is within the settlement boundaries of Spalding as set out in the South East Lincolnshire Local Plan. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The proposed refrigeration plant would be located to the front of the southern building of the industrial site. Most the units and pipes would be installed up to 7.34 metres above the ground level and cover nearly 15 metres of the front elevation. The height would be well under the ridgeline of the building and the width is clearly proportional to the total length of the front elevation. Therefore, the proposed development would be commensurate with the nearest building in terms of scale and massing.

The ammonia tank would be erected vertically which would became the most protruding part of the development. This unit would be 13.20 metres high and would exceed 6 metres from the building ridgeline. However, the surrounding is a vast hardstanding area to the front of the plant. A reasonable separation distance is given with the loading bays to east. Given the location of the plant and the surroundings, the bulking would be acceptable and no impact upon the visual amenity and character of the local area is anticipated.

The site has ref. SPOO1 under Policy 7 of South East Lincolnshire Local Plan. The proposal is ancillary development to the existing use of the site. It does not enter in conflict with none of the provisions of this policy which refer to uses of established sites and loss of employment sites and buildings to non-employment uses.

SHDC Environmental Protection has raised no objection in terms of health and safety of the public and the amenities of the area.

In the account of the records of human burial and several undated features on the site, the County Historic Environment Officer requested groundwork details of the proposal works. After submitting these details, the statutory consultee has withdrawn any concerns about the development.

No member of public has made a representation.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3, 7 and 30 of South East Lincolnshire Local Plan; and Section 12, 15 and 16 of National Planning Policy Framework.

It is accordingly recommended to approve this application via delegated powers.