DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0081-19**	**Applicant:**	**Elsoms Seeds Ltd.**
Proposal:	Alterations and extension to wheat trials building		
Location:	Elsoms Seeds Ltd. Pinchbeck Road Spalding		
Terminal Date:	19th 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

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	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 alterations and extension to wheat trials building at Elsoms Seeds Ltd., Pinchbeck Road, Spalding.

The location is predominantly residential. The site is flanked by dismantled railway to west and Spalding cemetery to east and north. Further away to north and east, there are industrial sites. The site access is through a long paved track from Pinchbeck Road to south. The application's building is used to process wheat trial and is located in close proximity to the eastern boundary with the cemetery. Two large warehouse/office buildings are nearby. Elsoms Seeds Ltd is a leading independent seed specialist and plant breeder.

The proposal shall comply with Policy 7 of South East Lincolnshire Local Plan. The site is none of the allocated employment sites listed in the Local Plan, thus "the extension of an existing businesses ¦will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings". In addition to that, 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 therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The existing building is an agricultural building coated with green corrugated metal sheet panels. There is a low degree dual pitched roof across the building with a catslide roof at the rear part to accommodate open storage for equipment. The proposed development would consist of a rear extension and internal alterations to create new rooms for the wheat trials building. A hardstanding area for the movement of equipment extends to north from the open storage. A secondary shelter for equipment storage on the western side will be removed to accommodate the extension.

At maximum dimensions, the proposed extension would protrude nearly 16 metres from the open storage and would be as wide and high as the existing unit. Therefore, the development would be subservient to the host building in terms of scale, massing and bulking.

The floor layout plans show that the purpose of the extension is to increase internal floorspace for seed treatment and processing. Space for deliveries and storage would be accessed through a new 4m x 3.5m roller shutter door on the western side elevation. The purpose of the development is acceptable given the increasing needs of the wheat trials activity within the industrial site.

The form of development would be mainly an additional low-degree dual pitched building behind the open storage. The catslide roof would remain. Re-roofing and higher elevation walls to join the dual pitch roof of the extension on both sides could have been proposed to refine the external layout of the development. However, the proposal is acceptable in this regard. Metal sheeting in Goosewing grey is proposed for the walls and roof. Trims, flashing, downpipes and guttering would be made of metal in Merlin grey. White UPVC would be used for the windows. Such material schedule is appropriate with those external materials in the host building. Overall, the design and appearance would be well related to the existing building and surroundings.

The County Council as Local Highway and Lead Local Flood Authority, the County Historic Environment Officer and SHDC Environment Protection has stated there are no comment with regards to the proposal. No member of public has raised any representation.

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

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