

Unit 3 Stumps Lane Spalding- Retrospective change of use from agriculture to B2 (Classic car restoration)

Planning Statement on behalf of GH Myers
Ltd.



3D Planning Ltd.

Town Planning Consultancy

Planning Design and Access Statement in support of an application for planning permission for the change of use of Unit 3 Stumps Lane Spalding to B2 (Classic car storage and restoration) retrospective.

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain

how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

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Proposal

The application is made for the change of use of a former agricultural store to B2 (car restoration) retrospective.

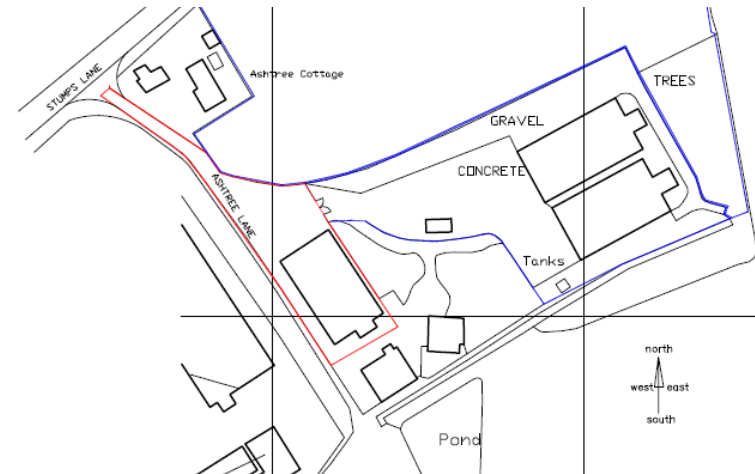
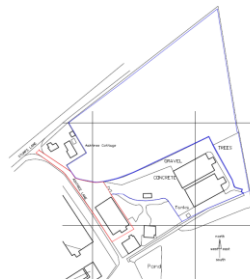
The application is being made at the request of South Holland District Council planning enforcement which had become aware of the unauthorised change of use and has requested an application to regularise the use.

Unit 3 is currently occupied for car storage and restoration and it is intended to seek to regularise this use as a composite B2 /B8.

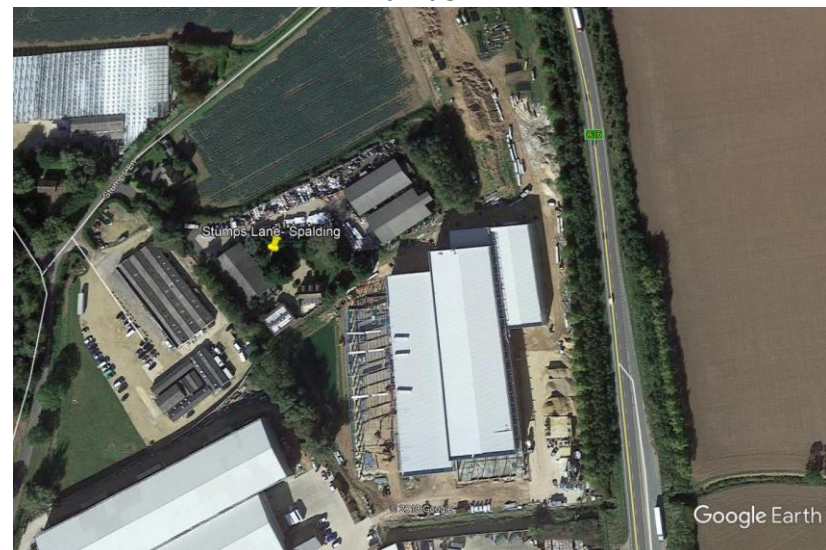
A further application will be made to Lincolnshire County Council for the change of use of units 1 and 2 as they are currently used for waste processing which is a county function and not the responsibility of South Holland District Council.

Site

Location – Unit 3 Stumps Lane of Marsh Road, Spalding.



Extent of industrial area- NB this application only applies to unit 3



Existing Use – B2 classic car repairs and restoration

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Unit 3 is approx. 590 sqm.

Site features – existing industrial storage unit and yard.



Front view- obscured by lorry



Adjacent industrial unit to south



Access to Stumps Lane



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Driveway to residential unit to the rear.

Planning background

History of buildings and use the application unit was originally used for agricultural storage in association with Myers Farms which owned significant land holdings around Spalding.

However, the changes to agricultural practice and the implementation of the Spalding bypass (A16) in 1995; which effectively separated the storage from the remainder of the holding meant that the storage buildings at Stumps lane were no longer suitable for Myers Farms storage.

In addition, the changing agricultural market was such that small units such as this are no longer fit for purpose as clients require larger storage facilities for agricultural products. Myers farms now uses larger shared facilities with LFP elsewhere in South Holland.

The unit was vacant for some time before being let to the current occupier in February 2017.

In spatial terms it is noted- and is very evident on site that the site sits adjacent to a very substantial industrial use which has recently gained permission for a significant expansion.



It has a block of industrial units (all occupied with relatively intensive used to the west.

Significantly in terms of flood risk the Springfield's retail park is 150m to the south of the site and evidently the intensity of use and risk attached is significantly higher.

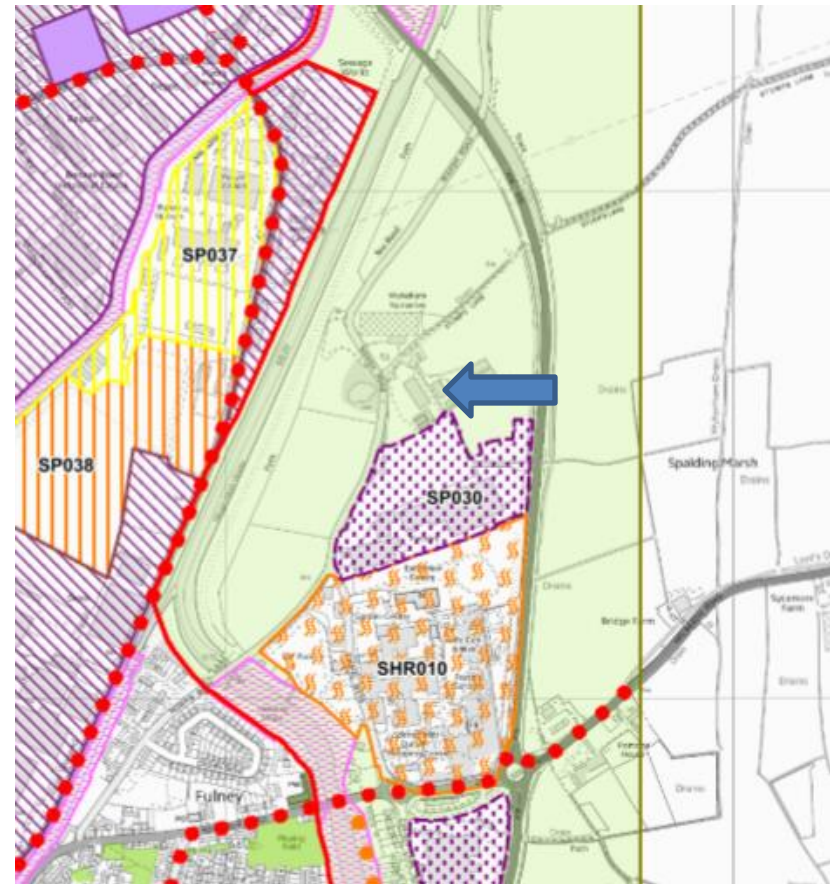
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Planning policies

The British planning system is plan based in that there is a presumption in favour of development that accords with the development plan unless other material considerations indicate otherwise.

In addition, the planning policy at both national and local levels is predicated on seeking sustainable development and the NPPF 2019 sets out the overall aims of planning.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



Policy 7: Improving South East Lincolnshire's Employment Land Portfolio

Other Employment Sites New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of

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previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:

- a. the development does not conflict with neighbouring land uses;
- b. there is no significant adverse impact upon the character and appearance of the area;
- c. the design is responsive to the local context;
- d. there will be no significant adverse impact on the local highway network;
- e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map

Policy 4: Approach to Flood Risk

Inter alia

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Business (B1)	1 space per 30m ²	1 stand per 200m ²
General industrial (B2)	1 space per 65m ²	1 stand per 200m ²
Storage or distribution (B8)	1 space per 150m ²	1 stand per 1,000m ²

The NPPF 2019

Has special regard to the needs of rural areas Paras 83-84 confirm that it is essential to maintain existing businesses and to enable diversification of the economy as agricultural needs change .

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount; the application is made for the change of use only- no alteration to the external elevations are proposed.

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Layout; the layout remains unchanged- adequate parking and manoeuvring space is available within the yard shared with units no's 1 and 2.

The unit has 5 parking spaces allocated – adjacent to the front of the building within the shared access courtyard with units 1-2.

Scale/ appearance; no alterations to the external appearance of the building are proposed. In correspondence with Mr D Gedney of SHDC - he confirmed that as such no elevations- existing or proposed are required.

Access; no alterations to the access are proposed.

Planning Issues

Principle of development; The application seeks retrospective permission for a change of use of the building from agricultural storage to a B2 / B8 car restoration and storage use.

The current intensity of the use is very low and as such impacts are also minimal.

Policy at both local and national levels stresses the importance of securing a prosperous rural economy and the reuse of the s formerly redundant agricultural building will assist in that.

Impacts ; noise- the unit is predominantly used for storage and ancillary light respiration- the user has alternate premises in SHDC within which the more structural and engineering based restoration takes place. The use in this unit is therefore essentially a B8 with limited B2 – rather tha a B2 with limited B8.

This is clearly significant given the dwelling to the rear of the unit- although it is noted that amenity has been significantly compromised by the recent extension to the large industrial use (Bowmans)to the south.

The site is well related to existing commercial uses – immediately to the south and west and is within 200m of the main industrial / commercial allocation for the town.

Traffic; the current use is very low key and has approx. 8 vehicle movements (mostly individual cars or on a small transporter) per week.

Access; the use is very low key with only approx. 10 trips per week- the existing access was more heavily used – and by larger vehicles, when it was in agricultural usage.

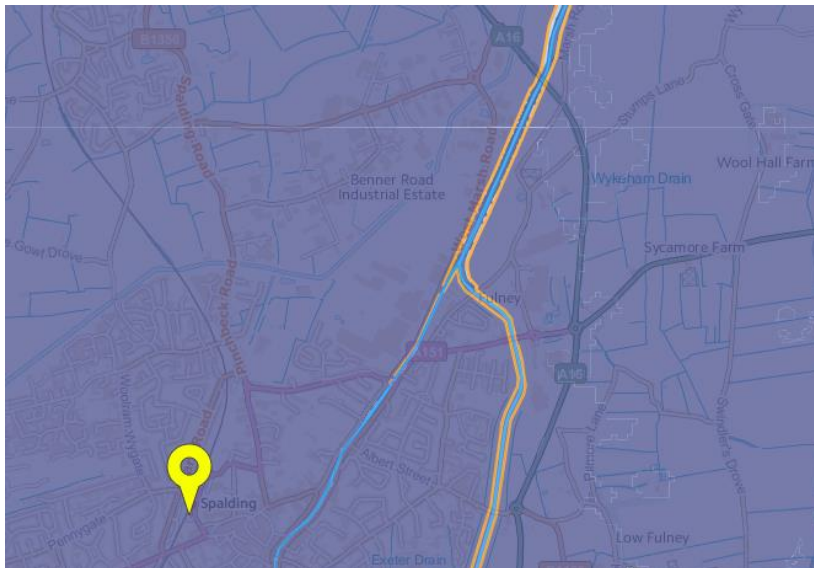
Flood risk; it is acknowledged that the site lies within FZ3 and as such a site-specific FRA is included- however it is noted that At footnote 51 to paras 164-6 of the NPPF

164. Applications for some minor development and changes of use⁵¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

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In addition, it is noted that the FRA is predicated on not increasing the risk associated with the use of a site- to individuals or to flood risk elsewhere.

The historic agricultural use for Myers Farms – which was superseded with a commercial agriculture storage was equivalent or greater in terms of the intensity of use and people on site as the current use- and as such there is no material increase in actual flood risk or consequential risk.



It is noted that all of the Spalding urban area is identified as being at risk from flooding and as such in sequential terms flood risk terms, there is no preferential site.

Matters in respect to the FRA are addressed in detail in the accompanying FRA from Ellingham consulting.

Ecology; the use is currently in operation and as such its continuation and low intensity will have no material impact on ecology.

Conclusions

Common sense planning

The unit is in existence and is no longer suitable for its intended use – it is in good condition and in a relatively sustainable and accessible location in relation to the main town in South Holland.

Therefore, it is sensible to seek an alternative and appropriate use for it.

It is noted that in spatial terms it is close to the main employment allocation for the town and adjacent to an area identified in the local plan and an existing commercial area.

The ongoing use of the building is appropriate in impact terms and adds to the employment land portfolio as advocated in policy 7.

It is in an evidently sustainable and accessible location close to Spalding and the adjacent commercial and employment allocations.

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Policy and practice

To the immediate west of the site is an existing industrial estate with a number of smaller units- which appear to be occupied.

It is further noted that recent permissions have been granted for development on this site. All of these sites are spatially similar to the application property in terms of accessibility and sustainability.

The current occupiers moved in in 2017 and have been using the site from storage and restoration of classic cars for over 2 years without complaint.

The application is made to regularise the existing low-level use to secure a beneficial ongoing use for the unit which is no longer suitable for agricultural use.

I trust that the above clearly sets out the planning situation in respect to the application- however if you require further information or clarification please contact me.

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3D Planning Ltd

Main
Commercial
and industrial
area

