DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0975-18**	**Applicant:**	**Fowler Welch Ltd.**
Proposal:	Construction of a new car park to accommodate 49 cars (retrospective)		
Location:	Fowler Welch Ltd West Marsh Road Spalding		
Terminal Date:	30th November 2018		

Planning Policies

Local Plan July 2016:

EC1	Major Employment Areas - Sites Allocated for Employment Use
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 6 - Building a strong, competitive economy
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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for the construction of a new car park to accommodate 49 cars (retrospective) at Fowler Welch Ltd, West Marsh Road, Spalding. The site is within the defined settlement limit for Spalding as well as within a Major Employment Area as set out in the South Holland Local Plan (2006).

The site is an industrial depot which forms the headquarters for the haulage firm Fowler Welch Ltd.

It sits within an industrial area - The Bakkavor premises is located to the south west and the Spalding Energy Expansion will almost adjoin the site to the north once complete. The Vernatt's Drain runs to the north-west and the River Welland to the south-east.

Within the site itself there are a number of buildings that provide for either storage or administration. There is car parking located to the south-east of the Admin Offices. This application relates to an area for car parking that has been constructed to the north-east of this building and adjoins the other car parking area. The area of land was previously not utilised and was a raised grassed area. This has been moved northwards in order to accommodate the car park.

Policy EC1 of the Local Plan relates to Major Employment Areas and states that permission will be granted for employment uses, provided that access and highway considerations are satisfactory and that the amenity of any nearby properties can be adequately protected.

Assessing the application against the above, the car park is ancillary to the wider use of the site as it is necessary to meet the applicants needs. Furthermore, given the location of the site within an existing industrial area, the proposal does not have an adverse impact on the character and appearance of the area, and it is not visible from any public vantage points. Residential amenity is also not an issue as there are no residential properties nearby. LCC Highways/SUDS does not wish to restrict the grant of permission and SHDC Environmental Protection have no comments/observations. The development can therefore be considered to be in accordance with Policy EC1.

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14, SG17 and EC1 of the South Holland Local Plan (2006), as well as Sections 6 and 12 of the National Planning Policy Framework (2018).