

DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	H17-0310-21	Applicant:	Admiral Display Ltd.
Proposal:	Proposed free standing wood store		
Location:	Admiral Display Ltd. Seas End Road Surfleet		
Terminal Date:	21st May 2021		

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

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**

Sections 6 & 12 of the National Planning Policy Framework (2019)

6 - Building a strong, competitive economy
12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Application is for an open fronted mono-pitched wood store sited between two existing buildings. It would have dimensions of 23m x 6.5m and be 5.4m high at the front reducing to 3.8m at the rear. Materials would be olive green metal cladding to the walls with goosewing grey sheeting for the roof, which would match the adjacent buildings.

Site Description

Established industrial site to the east of the A16, contains a number of buildings with access from Seas End Road.

History

H17-0574-17 New office accommodation to replace existing temporary offices - Approved 07/08/17.

H17-0726-14 Details of upgrading of principal vehicular access (Condition 6 of H17-0579-14) - Approved 11/09/14.

H17-0579-14 Proposed store extension - Approved 28/08/14.

H17-0249-09 Proposed building for manufacture and storage of wooden products - Approved 27/07/09.

H17-0044-06 Proposed portacabin for use as office and siting of septic tank - Approved 16/02/06.

H17-1098-02 Proposed new building for manufacture of wooden products - Class B2 - Approved 26/11/02.

Consultation Responses

Surfleet Parish Council

No comment

SHDC Environmental Protection

Request the following condition be applied should permission be granted:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

LCC Highway and Lead Local Flood Authority

The proposed wood store would not be expected to have an unacceptable impact upon highway safety and therefore, does not wish to object to this planning application.

The wood store would be on what appears to already be concrete hardstanding and therefore, it is not expected that there would be any increased surface water flood risk.

Planning Considerations

Principle of Development

This proposal is assessed against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio. The relevant section of of this Policy 7 is titled Other Employment Sites and this section states:

"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 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."

When assessed against the above relevant criteria the following can be observed:

- a. The business is already in existence and as the proposal is for a wood store at the northern end of the site and there is not considered to be a material impact on any adjacent land uses from noise, odour, disturbance or visual intrusion.
- b. The proposed building would be constructed on an existing concrete hardstanding between existing buildings, as such the character and appearance of the area is not considered to be affected.
- c. The design of the proposed building is in keeping with the existing materials and scale of buildings on site.
- d. There is not considered to be a material impact to the local highway network. The County Highways & SUDS Officer has no objections to the proposal.
- e. The proposal is to serve an existing business and as such there is not considered to be any impact on any allocated employment site in the district,
- f. The proposal site is realistically only served by private transport, but as the business is already in existence this situation cannot be addressed by choosing a different site location.
- g. There is an identified need for the proposed buildings in this location as they are to serve an existing business on site.

The proposal accords with SELLP Policy 7.

Further the design and materials of the proposed building are in keeping with the existing adjacent buildings and as such it is considered that it is in accordance with Policies 2 and 3 of SELLP.

Planning Balance

Modest development on an existing commercial site, the planning balance lies therefore in favour of the development.

Conclusion

As set out above it is considered that the application accords with the relevant planning policy requirements and therefore planning permission may be granted.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share

a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.