DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0098-19**	**Applicant:**	**Nene Transport (Lincs) Limited**
Proposal:	Change of use of former Greenworld site to storage and distribution (Use Class B8), including security fencing		
Location:	Former Greenworld Site Greenworld Park Sutton Bridge		
Terminal Date:	25th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
EC3	Existing Employment Areas/Premises
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is an application for Change of use of the former Greenworld site to storage and distribution (Use Class B8), including security fencing. The proposal is within defined settlement limits and the surrounding area is characterised by building of varying ages and design with the A17 to the south.

The proposal seeks to clarify the new use of the site. The site already has permission for a combined B1 / B8 use under the former Miracle Gro business. Therefore, the principle of use of this site for a haulage business is already addressed by the previous permissions.There are no current plans to change the external design of the building. The proposed green wire mesh fencing will be 2.4 meters in height.

The supporting statement states "The application consists of the continued use of the existing warehouse building for storing, primarily, agricultural produce and the parking and turning of vehicles on the existing tarmac areas around the site. The applicant company operates 15 HGCs at present and it is anticipated that there will be 6 people employed on site. The existing office building will house the administration and logistics parts of the business. The site will operate 24 hours a day, albeit that the night time operation will be less than daylight hours."

Public comments

We are concerned about the noise and disruption if this was to become a 24 hour operation as it looks like it will be on the application. We would support the application if the operating hours were not during the evening, night time or weekends or bank holidays. The noise from the loading and unloading of lorries during the night or weekends will be disruptive to people that live next to the site. Please consider this when deciding the outcome of the application.

Internal Drainage Board

Comments regarding an infiltration test.

Environmental Protection Officer

No objection.

Sutton Bridge Parish Council

Supports the proposal. "The application will help employment in the area. Appropriate noise abatement methods should be in place to minimise the impact on neighbouring residences, particularly at night."

Planning matters

Principle of change of use
Noise
Hours of operation

The principle of use of this site for a haulage business is already addressed by the previous permissions that have granted a B1 / B8 use. There is not considered to be a material noise impact from the proposal. This is a view that is supported by the Environmental Health Technician. Should unacceptable levels of noise be generated from the site, this can be addressed by evidenced monitoring by residents and subsequent evaluation by the Environmental Health Technician.

There is not considered to be any material harm to neighbouring residential amenity from the proposal which will actually reduce vehicular movements compared to that of the previous composting business at any time of the day. The proposal is considered to be appropriate for the site and does not materially impact the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 8 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 & 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.