Units 4-6 and 8-11 Beacon Farm Wisemans Gate Weston- Retrospective change of use to E(g)(iii)/B2/B8 industrial purposes.

Planning Design and Access Statement on behalf of Slator Bros Farms 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 units 4-6 and 8-11 Beacon Farm Wisemans Gate, to E(g)(iii), B2 industry and B8 storage -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

Planning Design and Access Statement in support of an application for planning permission for the change of use of units 4-6 and 8-11 Beacon Farm Wisemans Gate, to E(g)(iii), B2 industry and B8 storage -retrospective.

Proposal

This application is made for the change of use of Beacon Farm -a former agricultural yard at Slator Bros Farms Ltd, Wisemans Gate, Weston to a mix of E(g)(iii), B2 and B8 commercial uses (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 be made to regularise the use.

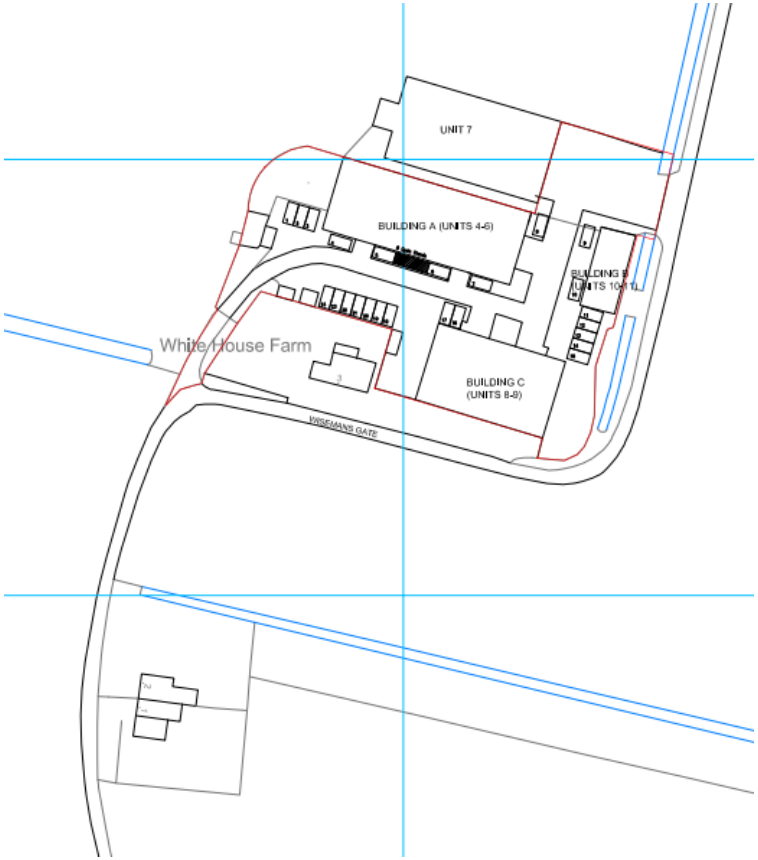
Most of the units are currently occupied for a variety of storage and manufacturing uses and it is intended through this application for planning permission to seek to regularise the use for the site as a composite E(g)(iii) /B2 /B8.

Having regard to the planning history of the site it is possible that the use of the site for industrial purposes is now lawful; it having been undertaken since the last application was determined in 2005 and the site has been mostly occupied for commercial purposes since 2007.
It is not evident from the documents on the SHDC public access site what happened post 2005 refusal - however there is no record of enforcement interest post 2007.

Having regard to the level of evidence that we currently have, it has been decided to progress with an application rather than seek a certificate of lawful use- however if we are able to find additional evidence a CLU remains an option to secure the ongoing use of the site.

Site

Location – Beacon Farm, Wisemans Gate, Weston, Spalding.



3D Planning Ltd.
Town Planning Consultancy



Google earth Views of the site and its surroundings



Views of buildings within the site













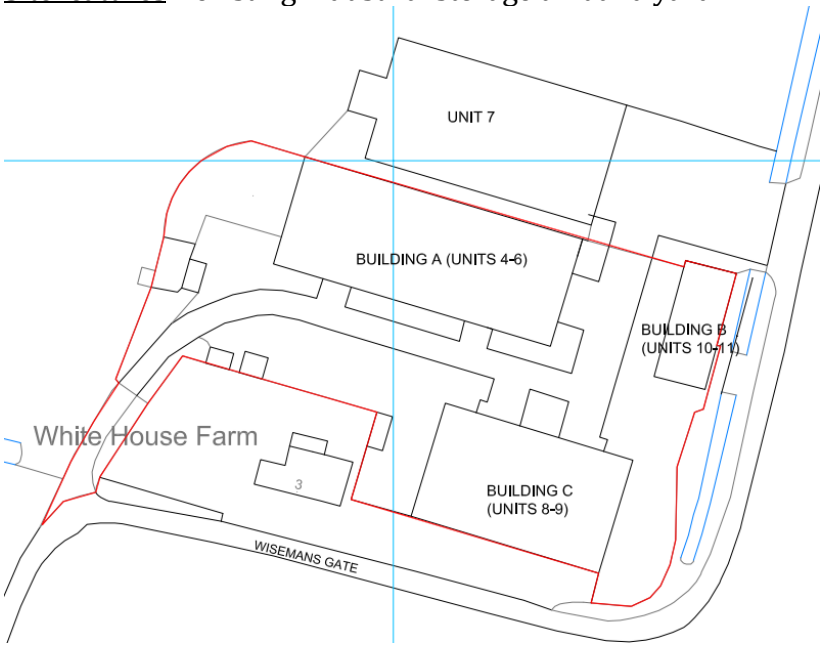


Views of Wisemans Gate looking south



Existing Use – mix of E(g)(iii), B2 and B8 commercial uses. The site has been in commercial operation in this manner for many years post 2007 and has been fully occupied (similar to its current form) since 2009

Site features – existing industrial storage unit and yard.



The site is divided into 7 separate units sharing a communal access and turning areas, in addition to the parking allocated to each unit in front of the unit there is abundant communal parking available within the site.

The unit numbers are a throwback from agricultural usage and the number on site are 4,5,6, 8,9,10 and 11.

Unit 7 is adjacent to the application site- however this is still in agricultural use (grain store) and as such does not form part of this application.

Units 1-3 are remote from the site and do not form part of this application.

The total floorspace for the 7 units within this application is 1538 sqm.

Currently the site provides relatively cheap commercial floorspace to facilitate start-up businesses which add to the economic outlook of the district.

Overall the business and commercial provision within a district need to make provision for a full range of business sites from cheaper and units for start-ups through allocated industrial estates to more expensive commercial business/ office parks, each segment need to be provided for in order to provide choice for all needs of local business owners.

Planning background

Reference	Location	Proposal	Received	Type	Status
H22-1165-19	Beacon Farm Wisemans Gate Weston PE12 6JD	Agricultural workshop	29-11-19	FULL	Approved
H22-0530-11	White House Farm Wisemans Gate Weston PE12 6JD	Erect agricultural building	08-07-11	FULL	Approved
H22-0422-05	Beacon Farm Wisemans Gate Weston	Change of use from agricultural to B1/B8 industrial use	30-03-05	FULL	REFUSAL
H22-0196-96	White House Farm Wisemans Gate Weston	Erect grain store with canopy	04-03-96	FULL	Approved
H22-0631-93	Beacons Farm Wisemans Gate Weston	Extension to existing farm cottage	06-07-93	FULL	Approved

Of all of the above the applications noted above most significant is H22-0422-05; this was refused on 2 substantive grounds. Those of

- access and
- countryside policy.

This application is designed to address both matters.

Name: Slator Bros (Farms) Ltd
Beacon Farm
Wisemans Gate
Weston
Spalding Lincs

Agent: Slator Bros (Farms) Ltd
Beacon Farm
Wisemans Gate
Weston
Spalding Lincs

Description: Change of use from agricultural to B1/B8 industrial use

Location : Beacon Farm Wisemans Gate Weston

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 Wisemans Gate is unsuitable, in terms of its width and construction, to accommodate the commercial traffic that would be likely to be generated by the proposed use. The carriageway is generally single track only, with little opportunity for vehicles to pass one another. The intensification in vehicle movements on Wisemans Gate between the site and the A151, resulting from the proposed use, would increase unacceptably the incidence of vehicles meeting on the road. It would require those vehicles to either reverse or over-run the carriageway edges and highway verges in order to pass, to the detriment of highway safety. The proposal is therefore contrary to South Holland District Local Plan Policy E1. This indicates that new development should be acceptable in terms of traffic generation and road safety in the surrounding area.

2 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy E12 of the Adopted South Holland District Local Plan 1998, and Policies SG2 and SG4 of the South Holland Local Plan Re-Deposit 2005. These policies are in accordance with National Planning Policies set out in Planning Policy Statement 7 (Sustainable Development in Rural Areas) and are aimed at the preservation of the character of the countryside and ensuring that new development is in a sustainable location.

In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purpose of these policies because as well as its individual effect on these issues, it would encourage further applications of a similar nature, which would then be difficult to resist.

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

However, the changes to agricultural practice and demand for ever larger buildings meant that the storage

buildings at Beacon Farm were no longer suitable for general agricultural storage.

In addition, the changing agricultural market was such that relatively small units such as those at Beacon Farm are no longer fit for an agricultural purpose as clients require significantly larger storage facilities for agricultural products.

Currently the Units are let as set out on the table below; it is noted that the uses are varied comprising of a mix of B1c (light industry), B2 (general Industry) and B8 (storage and distributions) uses.

	Beacon Farm Main Yard					
4	3600 sq ft	Llorett Display Systems Ltd	Exhibition Displays and storage	2, plus up to 10 sub-contractors at Exhibition site	2 cars, 5 deliveries per week and 5 outward pickups	0800-1800 and weekends
5	3600 sq ft	Llorett Display Systems Ltd	Exhibition Displays and storage			
6	1800 sq ft	Icaris Ltd	Personal storage.		2 cars per week	Evenings, weekends
7		LFP	Grain store	Farm employees	1000t capacity grains store	Late during harvest
8	3600 sq ft	Garn Transport	Food packaging storage.		1 flatbed lorry	0800-1800 and weekends
9	2400 sq ft	Krystoff Ivanowski	GT4 Car repairs	2	2 employees cars 2 Spares delivery 4 customers cars	0800-1800 and weekends
10	780 sq ft	M C Electrical. (Michael Czamara)	Electrician, spares storage and personal storage	1	2 Vans	Emergency call out service, all hours.
11	780 sq ft	Marcin Nieroda	Personal storage		1 car	Evenings, weekends

Planning history

Background to current application

The council's enforcement officer (Kate Bellamy) contacted Mr Slator by phone in summer 2020 and requested that an application be made to regularise the uses on site.
It is understood that no immediate threat of enforcement action was made and that no formal action has been undertaken.

Following that Mr Slator instructed 3D Planning to prepare and coordinate information necessary to support the application.

Taking a lead from the information requested by SHDC for a similar application made on Austendyke Road, for a change of use of farm buildings to industry we have provided;

- Full floorplans of the site and the buildings
- Planning, Design and Access statement
- FRA
- Transportation statement



1964



1971



1986

Earlier this year building units 10-11 were demolished and replaced by a new building, as shown below and on the submitted plans.



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.

Below, we set out the key policies relation to this proposal firstly from the recently adopted local plan and latterly from the new NPPF 2019.

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 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.*

Policy Parking from the development plan

Business (B1)	1 space per 30m²	1 stand per 200m²
General industrial (B2)	1 space per 65m²	1 stand per 200m²
Storage or distribution (B8)	1 space per 150m²	1 stand per 1,000m²

The NPPF 2019

Has special regard to the needs of rural areas Paras 83-84 confirm that it is essential to maintin 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.

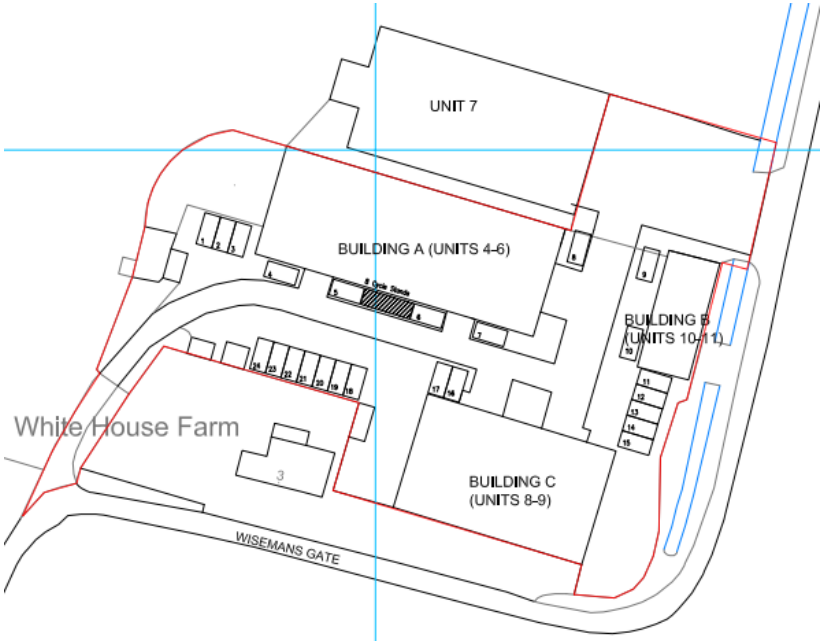
Design and Access

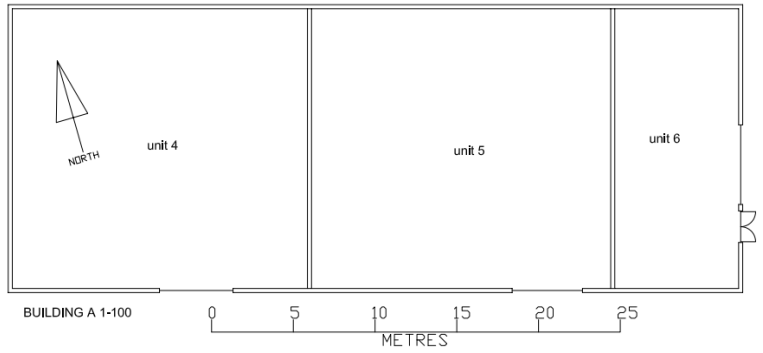
The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

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

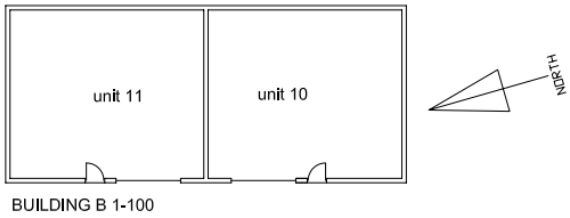
It is proposed to retain the site in 7 separate units although flexibility is sought to move between E(g)(iii), B2 and B8 within the site as a whole- it is anticipated that the method for achieving this will be discussed within the wider application process.

Layout; the layout remains unchanged- adequate parking and manoeuvring space is available within the yard shared with between the units. We have marked on the layout the parking provision to demonstrate that 24 spaces are available- however it is evident that in operational practice nowhere near this amount of parking is necessary.

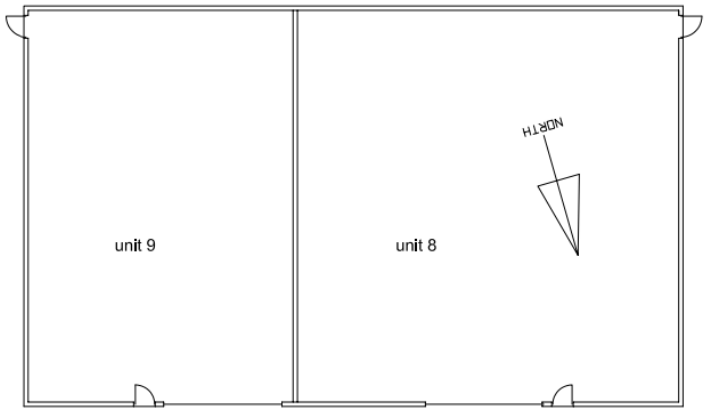




3D Planning Ltd.
Town Planning Consultancy

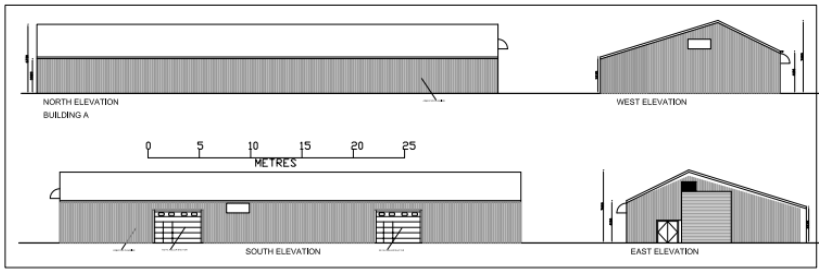


BUILDING B 1-100



BUILDING C 1-100

Scale/ appearance; no alterations to the external appearance of the building are proposed.





Access; no alterations to the access are proposed within the site however a passing bay is proposed on Wisemans Gate as set out in the Transportation Statement from Northern Transport Planning Ltd. which accompanies this submission.

This can be secured through a Grampian condition-and is deliverable as the applicant owns the land either side of Wisemans Gate.

Planning Issues

Principle of development; The application seeks retrospective permission for a change of use of the building from agricultural storage to an E(g)(iii), B2 general industrial / B8 storage use.

The current intensity of the use is very low and as such impacts are also minimal. Whilst currently all of the units are occupied with either E(g)(iii), B2 or B8 uses the impacts of the use external to the site are considered to be minimal and to not cause unacceptable harm to the local environment.

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

The site and the units thereon are now evidently not the correct size to meet the needs of the agro business within and around south Holland, there is no default agricultural use that they can be put to within the locality and as such either they are left empty, which is nonsensical and unsustainable as they attract business rates, or an alternative use is found for them appropriate to the scale of the units and the location.

National and local policy encourages the reuse of redundant rural buildings provide that there are no significant adverse impacts.
It is considered that the proposal is consistent with LP7.

LP7 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 previously-developed land or the conversion/re-use of redundant buildings.

NPPF para 83

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

The proposal is considered with both provisions of both LP7 and NPPF para 38 (a).

Business need;
Since the starting the commercial occupation of the site in the early 2000s the occupancy has grown reflecting significant demand in the locality for this form of industrial offer.

Although there has been a regular change of users over the years it is evident that the site has been fully occupied for industrial purposes since 2007, giving a period of 13 years without significant issue or leading to an enforcement complaint.

Impacts;
Noise- the site is relatively isolated and although some of the occupants are B2 uses there is no record of noise complaints – notwithstanding that the site has been almost fully occupied for a number of years.

Traffic;
Transportation Statement (TS) addresses the current position in relation to use and transport impacts.

The site with its current use is very low key and has approx. 29 movements per day.

5.1.2 The site at Beacon Farm is currently fully occupied by a range of small businesses, with access currently available at two points on Wisemans Gate. 5 people are currently employed on site with current uses generating only a small volume of traffic; a total of 29 vehicle movements per day. It is notable that almost all generated vehicle movements are by cars and light vans with current occupiers attracting only 1 heavy goods vehicle on most days.

5.4.2 Notwithstanding the above, provision of a passing place is proposed on the single track section of Wisemans Gate, between the application site and the junction with Runway. The provision of a passing place seeks to ensure that vehicles do not meet on the single track section of Wisemans Gate, with the driver waiting at the passing place to pass an oncoming vehicle should the need arise. It should be noted that land to each side of Wisemans Gate is in the same ownership as the application site and could be made available for passing place provision, if considered necessary.

Access;
Matters in relation to the dimensions of and suitability of the existing access are addressed in the transport statement.



View of access into site

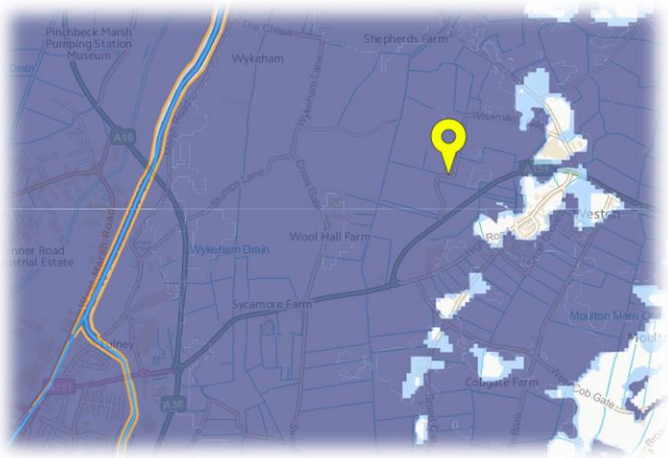


Wisemans Gate from site looking south towards A151

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 as the building have a historic use- and indeed are currently used for commercial purposes the application to maintain this use will not increase risk.

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 agriculture – 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 the is no material increase in actual flood risk or consequential risk.



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.

Having reviewed the governments magic Website it is evident that the site is not subject to any ecological designations.



Conclusions

Common sense planning

The site and the units are in existence and are no longer suitable for their historic use – the units are in good condition and in a relatively sustainable and accessible location in relation to Spalding, Weston and the A151.

Therefore, it is sensible to seek an alternative and appropriate use for the site- and indeed the development plan and NPPF both support diversification in the rural economy and in particular employment uses in redundant rural buildings.

The policies require that commercial operations should be able to operate without causing significant harm to the locality, the ongoing operation of the entire site for 7 years without complain indicates that this is the case.

The existing uses have been ongoing since 2007 and the site/ occupiers currently employ approx. 15-20 people- in the context of the rural economy this is a significant rural employer and the refusal of the application would inevitably lead to significant commercial impacts on the tenants and their businesses.

Overall, it is considered that the proposal is acceptable having regard to the development plan and other material consideration and it is requested that permission be granted for continued use as E(g)(iii), B2 and B8 use.

I trust that this is in order, however if you have any further questions or require clarification please contact me.

Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd.

