



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

19 August 2020



S20/0885

Proposal: Erection of a Storage Facility with an Area for Clean Room Manufacturing and Extension of an Existing Heavy Goods Vehicle Park

Location: HPC Healthline UK Ltd, South Fen Road, Bourne, PE10 0DN

Applicant: Mr Barry Prichard, Aldgate Lodge, Ketton, Stamford, PE9 3TD

Agent: Mr Simon Atkinson, HPC Homes Ltd, Old Fire Station, 19 Watergate, Sleaford, NG34 7PG

Application Type: Full Planning Permission (Major)

Reason for Referral to Committee: Major application

Key Issues: Principle of development
Impact on the character of the area
Highways impact

Technical Documents: Design and Access Statement
Flood Risk Assessment

Report Author

Chris Brown, Principal Planning Officer



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Bourne Austerby

Reviewed by:

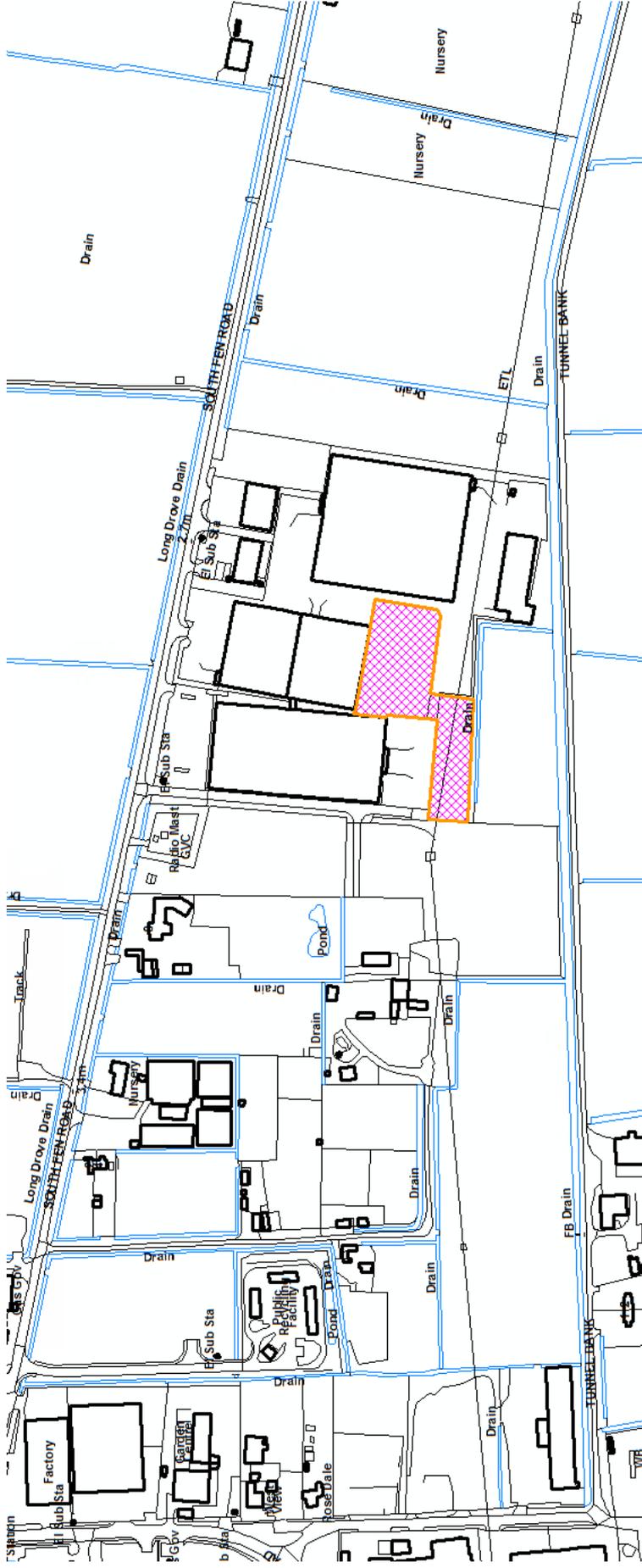
Phil Jordan, Principal Planning Officer

3 August 2020

Recommendation (s) to the decision maker (s)

That the application is approved conditionally and subject to a S106 agreement

S20/0885 Hpc Healthline UK Ltd, South Fen Road, Bourne, PE10 0DN



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is located on the south east of Bourne, east of existing industrial uses at Eastgate and along South Fen Road. The site covers an area of approximately 0.63 hectares. The site is located to the rear of the existing Healthline Ltd buildings with these buildings set back from South Fen Road and modern in appearance. The existing Healthline buildings are all constructed of light grey cladding with dark grey details to eaves and windows and range in height between 2 and 3 storeys high with a mix of flat roofs and dual pitched roofs. To the south of the site is open countryside, with a small waste facility to the west of the site.
- 1.2 The site would be accessed from the tarmac access road to the west side of the existing Healthline Ltd site together with a central access, with a proposed extension to the existing lorry and trailer park also forming part of this application. The access road forms the first of six accesses in total from South Fen Road into the site. The site consists of three large warehouse buildings together with three smaller buildings, all related to medical supplies. The proposed new distribution centre is to be located to the south of the central building.

2 Description of Proposal

- 2.1 The proposal is for the erection of a storage facility with an area for clean room manufacturing and an extension of an existing heavy goods vehicle park. The proposed storage facility together with clean room manufacturing is for PPE equipment to be made available to both the NHS and private buyers. The proposed building will be 3,212sqm of warehouse together with a workspace.
- 2.2 The proposed building will be 73.00m in width across the site and 44.00m in depth, with a ridge height of 12.47m and a shallow dual roof pitch with eaves at 10.72m in height. The building will have a single loading bay door to the north and south elevations (not HGV loading bay doors) and have blank side elevations. The building will be of light grey cladding to match the existing buildings on the site and a short, covered tunnel will link the proposed building to the existing central building to the north.
- 2.3 In addition to the proposed warehouse building the application proposes an extension to the existing lorry and trailer park. This area will be approx. 80m in length and approx. 24m in width and be located adjacent to the existing lorry and trailer park. This would be accessed through the site only, not via the access road to the west of the site and increase the capacity of the existing lorry and trailer park. Both the proposed building and extension to the lorry and trailer park are to be sited on land that is currently not in use, being open in nature and sited within the existing boundaries of the wider site.

3 Relevant History

No relevant history. The existing warehouse buildings on site were permitted in 2008, 2014, 2015 and 2016.

4 Policy Considerations

4.1 SKDC Local Plan 2011 - 2036

Policy E5 – Expansion of Existing Businesses

Policy EN5 – Water and Flood Risk Management

Policy ID2 - Transport and Strategic Transport Infrastructure

Policy DE1 - Promoting Good Quality Design

Policy SB1 – Sustainable Building

4.2 National Planning Policy Framework (NPPF)

Section 6 – Building a strong, competitive economy

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

5 Representations Received

5.1 Environmental Protection Services (SKDC)

5.1.1 No objections. Proposed planning condition for contaminated land during construction.

5.2 LCC Highways & SuDS Support

5.2.1 Initial request for a plan showing installation of a kerb to the north side of South Fen Road opposite the site.

5.2.2 No objection to the proposal. Proposed pre-commencement planning condition for off site highway improvements to install kerbing on South Fen Road.

5.3 Environment Agency

5.3.1 The storage facility location is partly within Flood Zones 2 and 3, with the remainder in Flood Zone 1. The submitted Flood Risk Assessment states that the minimum floor level will be the same as the adjacent associated buildings and the elevation drawings indicate ground level access.

5.3.2 Given the location and proposed less vulnerable use, the Environment Agency has no objection to the proposed development on this basis.

5.4 Anglian Water

5.4.1 No comments received.

5.5 Welland and Deepings Internal Drainage Board

5.5.1 The Board were approached at a pre-application stage and I provided advice to the agent very similar to my below comments:

5.5.2 In principle it is agreeable with the Board that the surface water run-off generated by the proposed new distribution centre and any associated impermeable areas can be discharged into the Board's Tunnel Bank Drain at a 100% unattenuated rate – subject to the agreement by Lincolnshire County Council within their role as Lead Local Flood Authority.

- 5.5.3 An application would need to be made to the Board in advance and would be subject to the agreement of technical details, payment of the correct application fee and relevant Development Contribution sum. For the impermeable site area provided to the Board of 0.54 Hectares with a 100% unattenuated discharge would require an approximate Development Contribution of £65,400 being payable to the Board in advance of any works.
- 5.5.4 Attenuation of any discharge flow is an option to the applicant, and this would reduce the amount of Development Contribution payable the Board as a result.
- 5.5.5 *Agent response:* We understand the offer from WDIDB and we will be requesting a full unrestricted discharge to the Tunnel Bank drain at this moment in time.
- 5.5.6 As there is not a foul water sewer in close proximity, we will be using the existing facilities and a small discharge from the proposed building into our current Bio unit treatment plant.
- 5.6 **Bourne Town Council**
No comments received.

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

7.1 Principle of Development

- 7.1.1 Policy E5 supports the expansion of existing businesses provided that:

- a) Existing buildings are re-used where possible;
- b) Vacant land on existing employment sites is first considered;
- c) The expansion does not conflict with neighbouring land uses;
- d) The expansion will not impact unacceptably on the highway network; and
- e) The proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

- 7.1.2 Matters related to impact on the highway network and neighbouring land uses and residential amenity are discussed later in this report. The site is located within the existing compound of Healthline UK buildings, all of a similar appearance and use, on an area of vacant land. The proposal, located on an existing small business park and of a scale similar to neighbouring employment units, is not considered to harm the character and appearance of the locality nor with neighbouring land uses. Whilst existing buildings are not being re-used, the site is vacant land on an existing employment site that will be re-used to provide a modern and flexible employment unit for warehouse and manufacturing linked to the healthcare industry.

7.1.3 The proposal, for B class uses on an existing employment site, with a scale proposed similar to neighbouring employment uses, is considered to comply with Policy E5 of the Local Plan and the proposal is considered to be acceptable in principle. The proposal would increase employment opportunities, creating a net employment gain on the site of five additional full-time equivalent posts and also assists provision to the healthcare industry through being specifically for PPE storage and distribution.

7.2 **Impact on the Character of the Area**

7.2.1 Policy DE1 seeks to ensure development is appropriate for its context. Further, paragraph 127 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

7.2.2 The proposal is for the erection of a warehouse building to the rear of existing warehouse buildings. Whilst located in an open countryside location, the proposed building will be sited on vacant land within an existing employment site and will not encroach into open countryside. The proposed building will be 12.47m in height to the ridge with a dual pitched roof and be no higher than the existing warehouse buildings that front on to South Fen Road. The proposed building will be of matching materials and design to the existing warehouse buildings on the site. The proposed materials are considered to be acceptable for the proposal in its context on the existing business park, providing a modern appearance to the proposed building in line with the existing.

7.2.3 The proposed building will be sited to the rear (south) of the existing warehouse buildings and will not be visible when viewed from South Fen Road. There are no footpaths within the vicinity of the site that would provide clear views to the proposed building, with the proposed building seen in longer distance views in the context of the existing site only.

7.2.4 There are not considered to be any clear views to the building from residential uses. The closest residential use (8 South Fen Road) is located approx. 240m to the north west of the site and the proposed building will not be visible behind the existing warehouse building to the west of the site whilst any views from the west of the site (Spring Drove, South Fen Road) are both at approx. 270m in distance to the building and also partially obstructed with a waste recycling centre between the residential use and the proposed building.

7.2.5 The southern boundary of the site is to be fenced with metal security fencing, as per the remainder of the site, with no landscaping proposed. This results in an open outlook to the south to open countryside, however there are no residential uses and no public rights of way to the south of the site. Further, the proposed building and lorry park will also be viewed from the south in the context of the existing buildings and lorry park on site and are therefore not considered to be harmful to the character and appearance of the area.

7.2.6 By virtue of its scale and appearance, the proposal is considered to be in keeping with the surrounding context of an existing business park site in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.3 **Impact on Residential Amenity**

The proposed building and lorry park extension are located to the south of the existing warehouse buildings and are sited on vacant land within the limits of the wider site. The proposed buildings are located approx. 240m and 270m from the nearest dwellings of 8 South Fen Road and Spring Drove, South Fen Road.

7.3.1 The proposed building is not considered to result in any overlooking or overbearing impact on the neighbouring dwellings. Whilst high elevations of 12.47m are proposed, this is not considered to result in an overbearing impact on neighbouring dwellings when taken with the presence of the existing buildings on site together with separation distances to neighbouring dwellings. The potential for noise impact has been considered, however the proposed use is as a warehouse with associated workspace and the Environmental Protection Team do not have any objections.

7.3.2 Taking into account the scale and nature of the proposal, and its location within an existing business park, there is not considered to be an unacceptable adverse impact on any residential amenity. The proposal is considered to comply with Policy DE1 of the Local Plan.

7.4 **Highway Issues**

7.4.1 The Highway Authority do not raise any objections to the proposal. Access to the site and highway safety would not be adversely affected, nor would parking and turning facilities available on the site, with additional parking provision created through provision of hardstanding to form an extension to the existing lorry and trailer park.

7.4.2 The proposal would result in an additional five car trips for the new employees and an initial gain in HGV movements whilst the warehouse is stocked. Once stocked the proposed warehouse operation would result in a gain of two articulated HGV trips per week over and above the existing.

7.4.3 LCC Highways do not have any objections to the scheme subject to the inclusion of a pre-commencement condition for off-site highways works to install a kerb to the north side of South Fen Road. The site is located within an existing business park with suitable highway access. The proposal is therefore considered to comply with Policy ID2 and Section 9 of the NPPF.

7.5 **Drainage**

7.5.1 The site is located partly within Flood Zones 2 and 3, with a watercourse located to the southern boundary of the site (approx. 60m) and on the northern side of South Fen Road. Whilst the NPPF sets out a sequential test for development, with development within flood zones 2 and 3 to be avoided, the proposed use of the building is considered to fall into the less vulnerable category, with this type of development accepted in flood zones 2 and 3a.

7.5.2 The submitted Flood Risk Assessment (Roy Lobley Consulting, June 2020) sets out proposed mitigation of floor levels to match the existing buildings at 1.77m AOD. Surface water runoff from the site is proposed to be discharged into the existing drainage network

under the control of the Welland and Deepings IDB. The IDB have agreed in principle that the surface water run-off generated by the proposed new distribution centre and any associated impermeable areas can be discharged into the IDB's Tunnel Bank Drain at a 100% unattenuated rate – subject to the agreement by Lincolnshire County Council within their role as Lead Local Flood Authority.

7.5.3 LCC Highways & SuDS have no objections to the proposal and the applicant has confirmed that discharge will be unattenuated with the relevant development contribution fee due.

7.5.4 Subject to this proposed development contribution which can be secured through a S106 agreement, the proposal is considered to comply with Local Plan Policy EN5.

7.6 **Ecology**

7.6.1 The application site is within the wider vicinity of the existing business park on vacant land. The vacant land is grass/scrub land only and given the proximity to the existing uses is not considered to provide habitat for protected species.

7.6.2 The proposal is therefore considered to comply with Local Plan Policy EN2.

7.7 **Sustainability**

7.7.1 The proposal is for the erection of a modern warehouse unit in proximity to existing warehouse units. Suitable materials are proposed, including use of insulated cladding to the walls and roofs. LED lighting is proposed to the building throughout, with the building designed to meet Part M of the Building Regulations. No electric charging points are shown; however, this can be secured through a pre-occupation planning condition.

7.7.2 The proposal is considered to be in compliance with Local Plan Policy SB1.

7.8 **Developer Contributions**

7.8.1 Local Plan policy ID1 requires all development proposals to demonstrate there is or meet the essential infrastructure requirements arising from the development.

7.8.2 The following developer contributions have been requested which are considered to meet the statutory tests and can be secured by a S106 legal agreement:

7.8.3 Drainage - £65,400 to the Welland and Deepings Internal Drainage Board to accept unattenuated surface water run off flows.

8 **Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion and Planning Balance

- 10.1 The proposal is in accordance with Policies, E5, EN2, EN5, DE1 and ID2 of the Local Plan and Sections 9 and 12 of the NPPF and there are no material considerations that indicate otherwise, as such the proposal is therefore acceptable.

11 Recommendation

- 11.1 Approve the application subject to the conditions set out in the report and subject to completion of a S106 planning obligation securing the requirements specified in the developer contributions section of the report. Where the S106 obligation has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of that obligation.
- 11.2 In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Head of Development Management, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused planning permission for the appropriate reason(s) on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Location Plan DC6/LP/SA/5 (received by the Council on
 - ii. Proposed Site Plan DC6/PSP/SA/002 (received by the Council on 5th June 2020);

- iii. Proposed Site Plan and Floorplan DC6/SPFP/SA/003 (received by the Council on 5th June 2020);
- iv. Proposed elevations DC6/PE/SA/004 (received by the Council on 5th June 2020); and
- v. Proposed kerb line plan DC6/PKL/SA/008 (received by the Council on 6th July 2020)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Pre-commencement Conditions

Off-site highway works

- 3 No development shall commence on site until works to improve the public highway (by means of kerbing adjacent to the site boundary as indicated on drawing DC6/PKL/SA/008) have been certified complete by the Local Planning Authority.
Reason: To ensure the provision of safe and adequate means of access to the permitted development in accordance with Policy ID2 of the adopted South Kesteven Local Plan.

During Building Works

Contamination

- 4 If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme submitted to and approved in writing by the local planning authority.
Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

Materials

- 5 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the development is occupied

Electric Charging Points

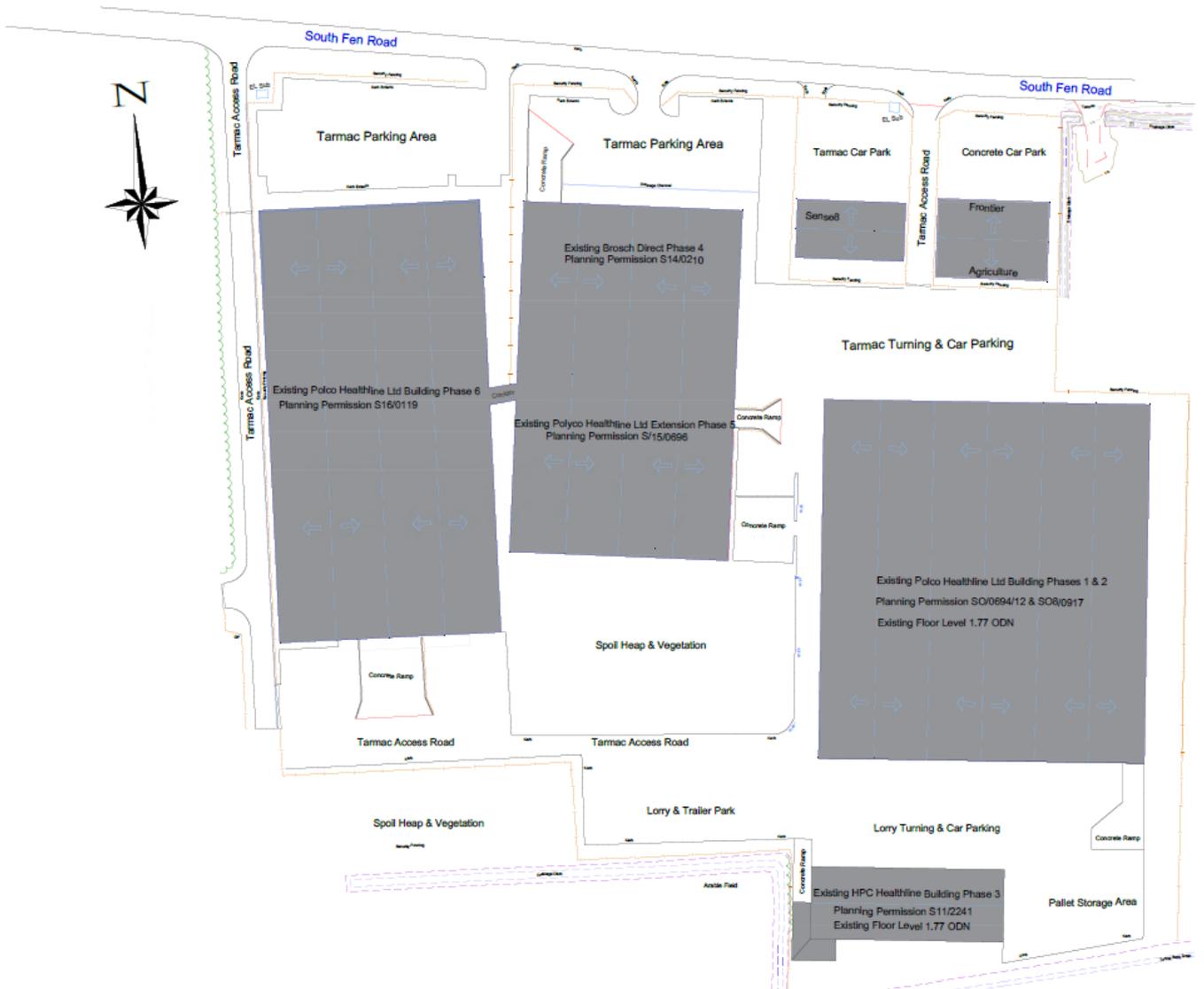
- 6 Prior to occupation of the development, a schedule of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The electric charging points shall be installed and available to use within 6 months of approval of the submitted schedule.

Reason: To help reduce carbon emissions from vehicular use of the site and in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

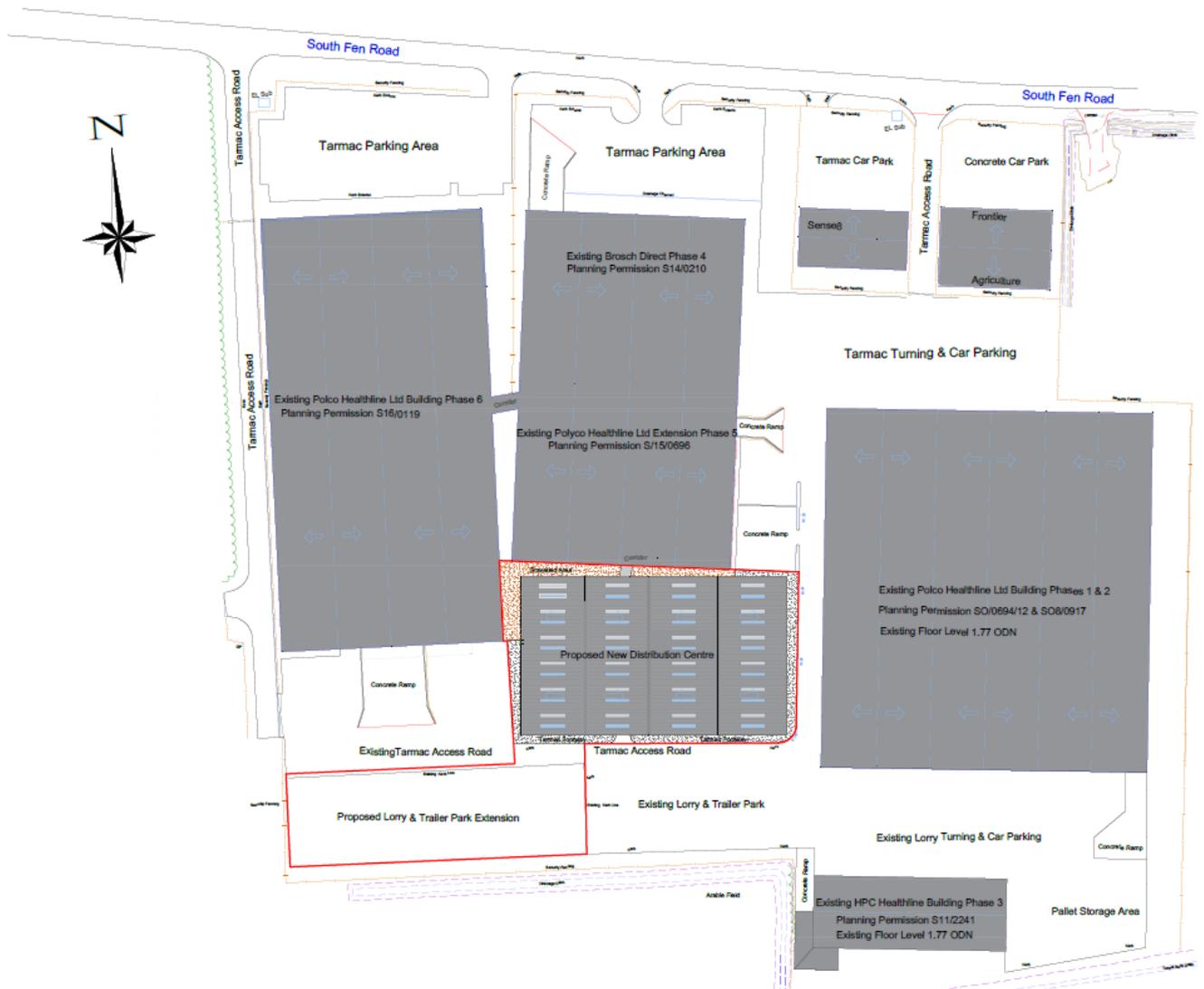
Standard Note(s) to Applicant:

- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

Existing Site Plan



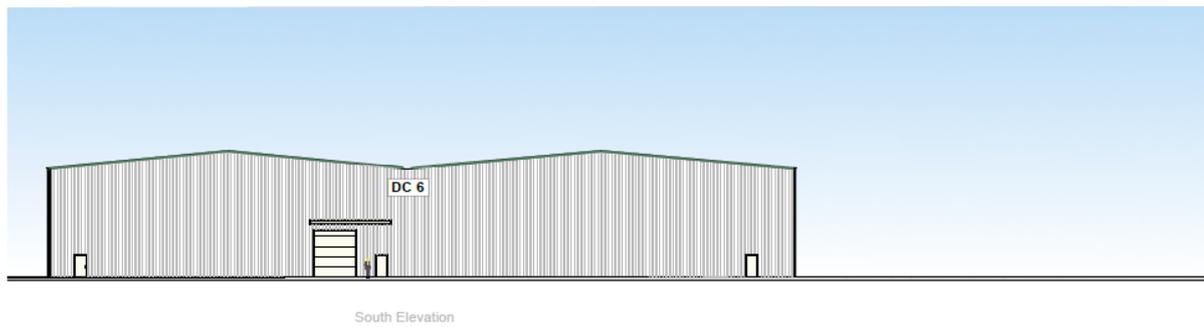
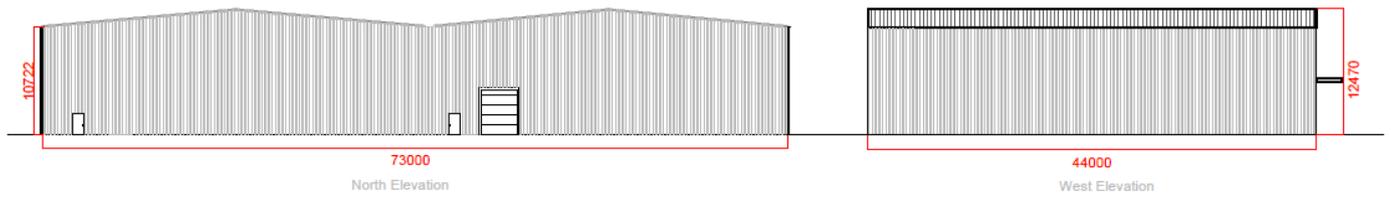
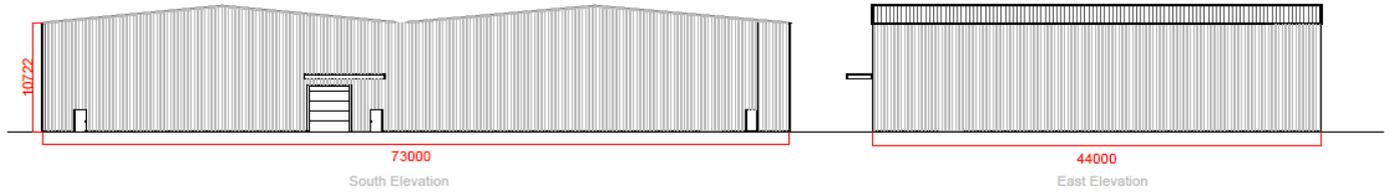
Proposed Site Plan



Proposed Site and Floor Plan



Proposed Elevations



		HPC H Old Fin 19 Wat Sleaford NG34 7 01529
Client Mr Barry Prichard Aldgate Lodge Ketton		
Project Proposed Distribution Centre South Fen Road, Bourne, Li PE10 0DN		
Title Proposed Elevations		
Date:	14/01/2020	Drawing Number

Proposed Kerb Line Plan

