



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

28 October 2020



S20/1195

Proposal: Erection of portal frame industrial unit.
Location: Witham Specialist Vehicles, Honey Pot Lane, Colsterworth, Lincolnshire, NG33 5LY
Applicant: Southerington, Witham Specialist Vehicles, Honey Pot Lane, Colsterworth, NG33 5LY
Agent: Mr Chris Lilley, Chris Lilley Architectural Services, 13 East Banks, Sleaford, NG34 7HQ
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
Technical Documents: Design and Access Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

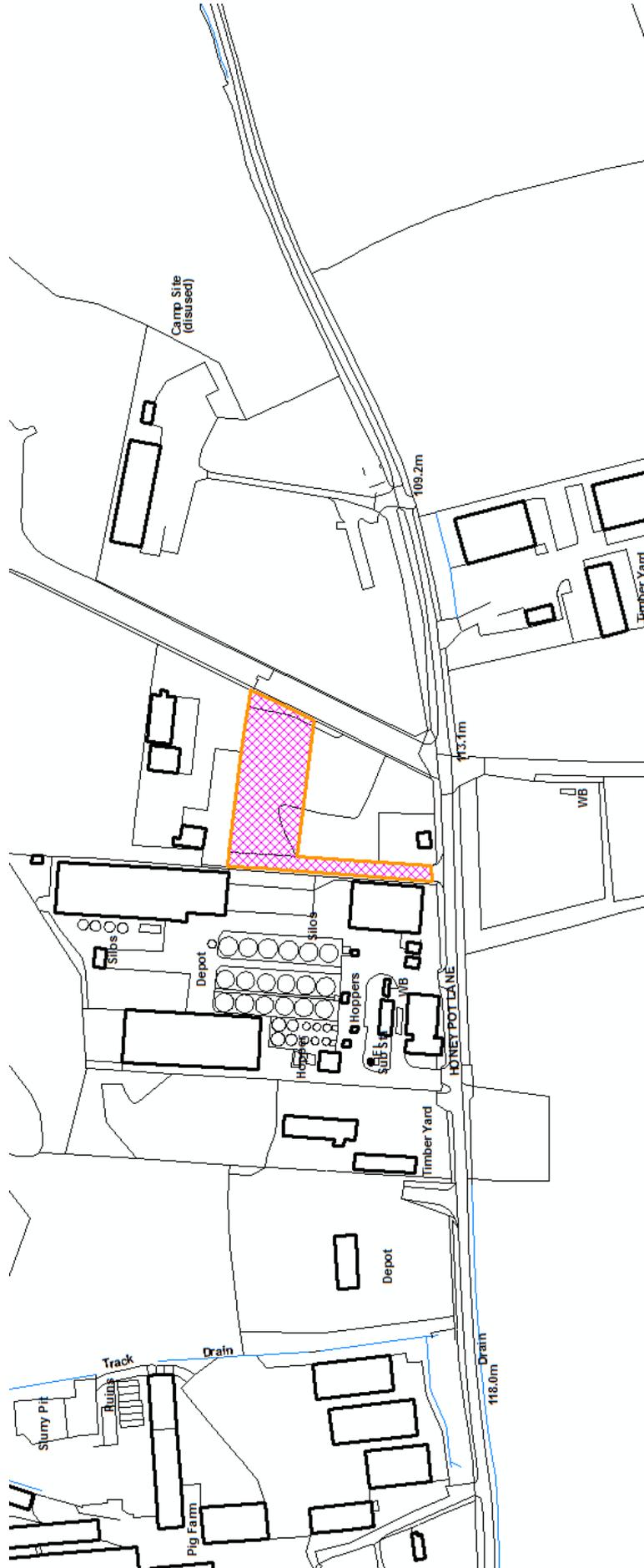
Isaac Newton

Reviewed by: Phil Jordan, Principal Planning Officer

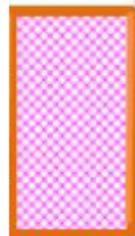
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Recommendation (s) to the decision maker (s)

That the application is approved conditionally



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is located on the north side of Honey Pot Lane within an established area of commercial uses, located in open countryside to the south of Colsterworth. The site was previously used for the open storage of cranes.

2 Description of Proposal

- 2.1 To erect a detached portal frame building to be used for the secure storage of vehicles for the adjacent business, Witham Specialist Vehicles, a company that sells ex MOD vehicles and equipment.

3 Relevant History

- 3.1 S02/0805 - Change of use of land for storage of timber and dismantled cranes

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**
Policy E4 - Protection of Existing Employment Sites
Policy E5 - Expansion of Existing Businesses
Policy DE1 - Promoting Good Quality Design
Policy ID2 - Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF)**
Section 12 - Achieving well-designed places
Section 9 - Promoting sustainable transport

5 Representations Received

- 5.1 **Environmental Protection Services (SKDC)**
- 5.1.1 No objection, subject to any additional contamination measures required during construction.
- 5.2 **Lincolnshire County Council Highways & SuDS Support**
- 5.2.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

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 the Use

7.1.1 Policy E4: Protection of Existing Employment Sites

7.1.2 The following locally important employment sites identified on the Policies Map will be protected to ensure continued provision of locally important employment opportunities. Appropriate proposal for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 as well as other employment generating uses outside of the B-use classes will be supported where proposals:

- do not conflict with neighbouring land uses;
- scale does not harm the character and/or amenities of locality; and
- do not impact unacceptably on the local and/or strategic highway network.

7.1.3 'Address-Honey Pot Lane, Colsterworth. Site Reference-EMP-R8. Area-10.20Ha'

7.1.4 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.

7.1.5 The proposal, located on previously developed land, 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 an existing employment site that will be re-used to provide a new facility for an existing business on the neighbouring site.

7.1.6 The proposal, for a B class use on an existing employment site, is considered to comply with Policies E4 and E5 of the Local Plan and the proposal is therefore acceptable in principle.

7.2 Impact of the Use 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 storage building to securely store some of the company's more rare and valuable vehicles. Whilst located outside of any main settlement, the proposed building would be sited on vacant land within an existing employment site and

would not encroach into open countryside. The proposed building would be 10m in height to the ridge with a dual pitched roof and of a similar height to existing buildings on adjacent sites. The proposed building would be of matching materials and design to these surrounding buildings. The proposed materials are considered to be acceptable for the proposal in its context.

- 7.2.3 By virtue of its scale and appearance, the proposal is considered to be in keeping with the surrounding context of existing commercial uses in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.3 Impact on the Neighbouring Properties

- 7.3.1 Having regard to the location of the proposed building and its relationship with the adjacent commercial uses and buildings, the proposal is considered to comply with Policy DE1 of the Local Plan having no adverse impact on these adjacent sites. There are no residential properties that would be impacted by the proposal.

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 through the use of the existing access at the site. As such the proposal is considered to comply with Policy ID2 and Section 9 of the NPPF.

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 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.

- 9.2 It is considered that no relevant Article of that act will be breached.

10 Conclusion

- 10.1 The proposal is in accordance with Policies, E4, E5, DE1 and ID2 of the Local Plan and the NPPF (sections 9 and 12) and there are no material considerations that indicate otherwise, as such the proposal is therefore acceptable.

10.2 **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. Site Plan 01 received 21 July 2020
 - ii. Floor Plan 02 received 21 July 2020
 - iii. Elevations 03A received 21 July 2020

Unless otherwise required by another condition of this permission.

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

Before the development is brought into use

- 3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms 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.

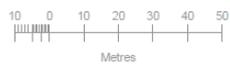
Standard Note(s) to Applicant:

- 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.

Proposed site plan



PROPOSED SITE PLAN - 1:500



Proposed elevations

