



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 December 2020



S20/1434

Proposal: Proposed storage building for B1 and B8 use.
Location: Green + Ltd, Tunnel Bank, Bourne, Lincolnshire, PE10 9LA
Applicant: Green + Ltd, c/o Robert Doughty Consultancy Ltd, 32 High Street, Helpringham, Sleaford
Agent: Mr Robert Doughty, Robert Doughty Consultancy Limited, 32 High Street, Helpringham, Sleaford, NG34 0RA
Application Type: Full Planning Permission (Major)
Reason for Referral to Committee:
Key Issues: Principle of development
 Impact on the character of the area
 Impact on neighbouring properties
 Highway considerations
Technical Documents: Design and Access Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Bourne Austerby

Reviewed by:

Phil Jordan, Principal Planning Officer

1 December 2020

Recommendation (s) to the decision maker (s)

That the application is approved conditionally

1 Description of Site

- 1.1 The application site is part of Bourne Enterprise Park. It is located on the south eastern side of Bourne and to the south of Eastgate off Tunnel bank. It is currently used for storage and distribution where the existing business supplies plants to supermarkets and online retailers.
- 1.2 The site proposed is an area of land to the southern part of the site of the Bourne Enterprise Park, an access road runs to the east of the site.
- 1.3 The application states the company employs 66 people and anticipates growth of the business in the next 6 months that will enable the employment of a further 15-20 members of staff.

2 Description of Proposal

- 2.1 The proposal is for a single building for storage that would measure 60m x 30m with a small canopy area on its eastern elevation. The height of the building would be 7.2m to the eaves and 10m to the ridge.
- 2.2 The internal floorspace would be installed with racking for the storage of materials. It would be accessed primarily from the north of the building where the adjacent building is already used by the business.
- 2.3 Additional access doors are provided on the eastern elevation, which would allow for deliveries.
- 2.4 The building would be constructed using insulated composite profiled wall and roof cladding in Goosewing Grey, similar to the existing buildings to the north. A limited area of concrete hardstanding would be required to the north of the building and to the east, which is shown on the application site plan.

3 Relevant History

Reference	Proposal	Decision	Date
SK.385/74(2944)	Erection of cold store - Phase I	Approved Conditionally	06/08/1974

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy DE1 - Promoting Good Quality Design
Policy SP2 – Settlement Hierarchy
Policy E5 - Expansion of Existing Businesses
Policy EN2 - Protecting Biodiversity and Geodiversity
Policy EN5 - Water Environment and Flood Risk Management
Policy SB1 – Sustainable Building

4.2 **National Planning Policy Framework**

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 12 – Achieving well designed places

5 Representations Received

5.1 **Cadent Gas Limited**

5.1.1 No objections

5.2 **Environmental Protection Services (SKDC)**

5.2.1 No comments to make.

5.3 **LCC Highways & SuDS Support**

5.3.1 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.

5.4 **Environmental Protection Services (SKDC)**

5.4.1 Wishes to make no comment.

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 representations have been received.

7 Evaluation

7.1 **Principle of development**

7.1.1 Policy SP2 of the Local Plan states that the new development which helps to maintain and support the role of the four market towns of Stamford, Grantham, Bourne and the Deepings will be allowed.

7.1.2 The National Planning Policy Framework (NPPF) supports economic growth. Section 6 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth and therefore significant weight should be placed on the need to support economic growth.

7.1.3 Policy E5 of the Local Plan states:

Expansion of Existing Businesses: The expansion of existing businesses will be supported, 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 local and/or strategic 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.

7.1.4 The site falls within Bourne Enterprise Park where the existing business operation is for the storage and distribution of plants for supermarkets and online retailers. Whilst a large building is proposed to the south of the site, this type of use generates a relatively low level of vehicular movements, and minimal noise when compared to manufacturing uses. The site is also sited at a considerable distance away from any residential dwelling or other businesses within the park. Given these factors, the expansion of the existing business in principle would be acceptable, subject to other material considerations set out below.

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 Having regard to the existing buildings on the site and the addition of the proposed building, with sufficient space to accommodate the use, the proposed building would not have any adverse effect upon the character of the area, given its commercial nature which would be in close proximity to it.

7.2.3 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 neighbouring properties**

7.3.1 Due to the location of the proposed building on the site, and its distance from the boundary the proposed building at the dimensions mentioned above would have no adverse impact on the residential amenities of the closest residential properties which are located over 200m to the west.

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 considerations**

7.4.1 Lincolnshire County Council (as local highway authority) have raised no objection to the proposal having assessed the revised site plan that the applicant submitted during the course of the application.

7.4.2 The site is located within an existing business park with suitable highway access and adequate parking to accommodate the growth in employees. 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 within Flood Zone 1 (at the lowest risk of flooding).

7.5.2 Surface water runoff from the roof is to be harvested for the watering of plants as part of the business. Water would be directed to storage tanks at the northern end of the building and any excess water directed to the drain to the east of the application site.

7.5.3 Lincolnshire County Council (as lead local flood authority) have no objections to the proposal and the applicant has confirmed that there will be no foul water connection required. The proposal is therefore 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.

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

7.8 **Sustainable Building**

7.8.1 The applicant has stated there is no requirement for heat or water and 20% of the roof is to utilise transparent panels to provide natural light, reducing the need for electricity. Low energy lighting would be used in the building. As above, surface water would be harvested for watering of plants, making a positive contribution to the business operations. The proposal is considered to be in compliance with Local Plan Policy SB1.

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, SP2, E5, EN2, EN5, SB1, DE1 and ID2 of the Local Plan and Sections 6, 9 and 12 of the NPPF 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. Location Plan; 1419-1_PL_LP01; Received 24th August 2020
 - ii. Existing Site Plan; 1419-1_PL_SP01; Received 24th August 2020
 - iii. Proposed Elevation Plan; 1419-1_PL_EL01 (REV A) Received 24th August 2020
 - iv. Proposed Floor and Section Plan; 1419-1_PL_PL01 (REV A); Received 24th August 2020
 - v. Revised Proposed Site Plan Highway Details; 1419-1_PL_SP02 (Rev C); Received 18th September 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 Occupied

- 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.

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

Ongoing Conditions

- 4 Notwithstanding the provisions of Schedule 2, Parts 3 and 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall only be used for the purposes specified below and for no other purpose unless Planning Permission for a new use of the premises has been granted by the Local Planning Authority:

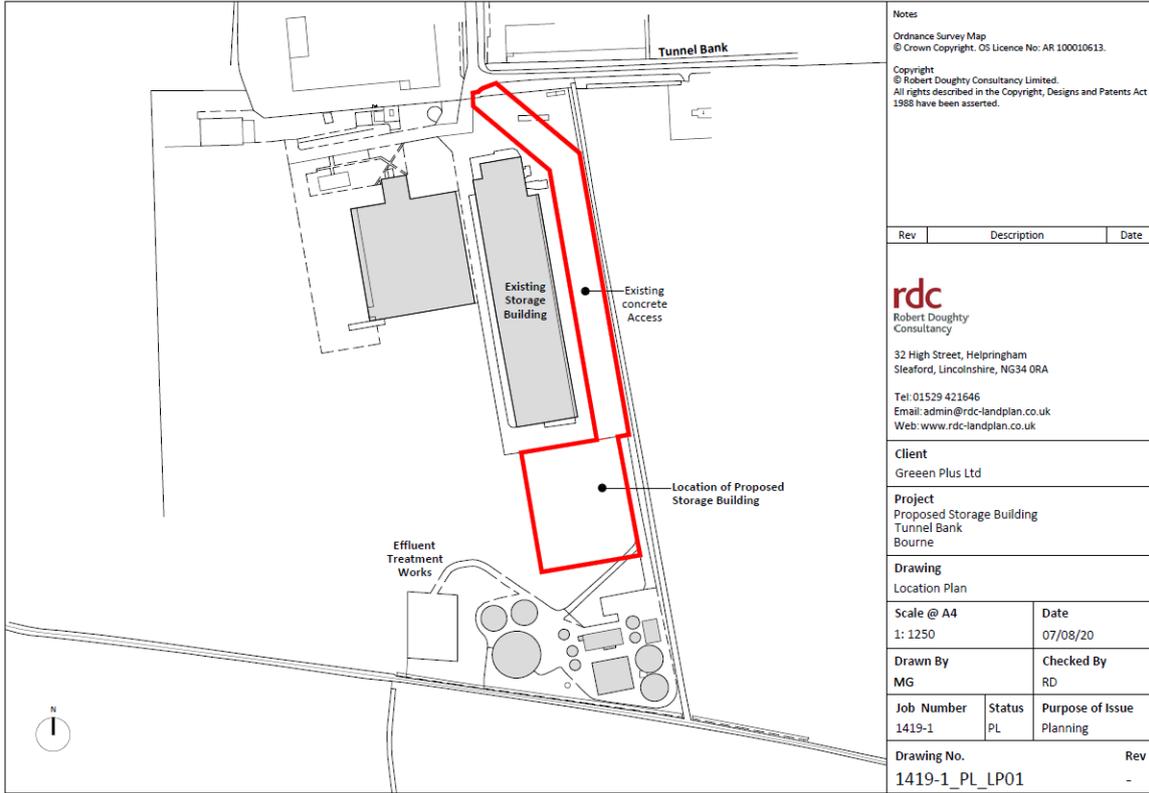
- Use permitted by Classes B1/E(g) only and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

- 1 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.
- 2 Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

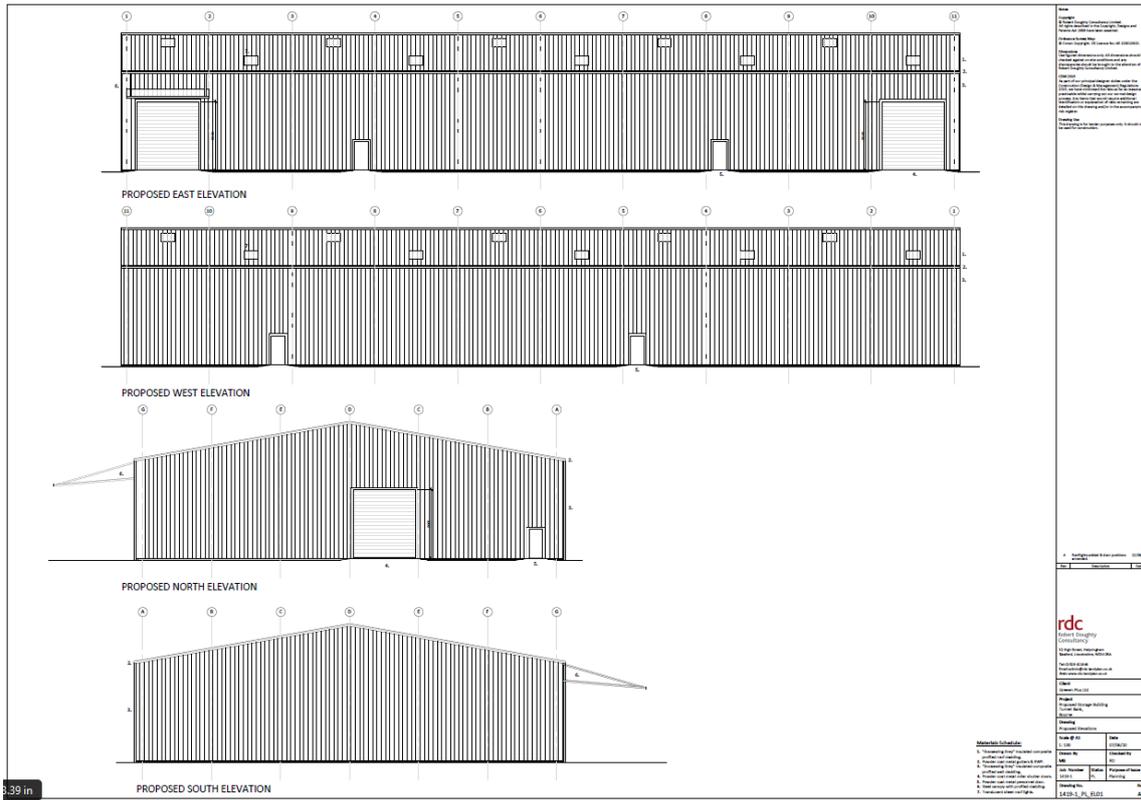
Site Location Plan



Proposed Site Plan



Proposed Elevations



Notes

1. All work shall be in accordance with the latest editions of the International Building Code and the International Residential Code.
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Material Schedule

Item No.	Description	Quantity	Unit
1	1.000	1.000	Sq. Ft.
2	2.000	2.000	Sq. Ft.
3	3.000	3.000	Sq. Ft.
4	4.000	4.000	Sq. Ft.
5	5.000	5.000	Sq. Ft.
6	6.000	6.000	Sq. Ft.
7	7.000	7.000	Sq. Ft.
8	8.000	8.000	Sq. Ft.
9	9.000	9.000	Sq. Ft.
10	10.000	10.000	Sq. Ft.

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Project Information

Project No.	1000
Client	ABC Company
Address	1000 North Main Street, St. Louis, MO
Phase	Architectural
Scale	1/8" = 1'-0"
Date	10/10/2023
Drawn By	J. Smith
Checked By	M. Jones
Project Name	1000 North Main Street
Sheet No.	1000-1
Scale	1/8" = 1'-0"

1000-1_P1_ELEV