



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 September 2021



S21/1514

Proposal: Removal of existing portable office building and toilet block building and erection of new office building (including new staff welfare facilities canteen, drying room, toilets, and showers)

Location: Hangar 8, Roseland Business Park, Long Bennington, NG23 5FF

Applicant: ES Global

Agent: Mike Sibthorp Planning, Logan House, Grantham, Lincolnshire

Application Type: Full planning permission (Major)

Reason for Referral to Committee: Major application (site area exceeds 1ha)

Key Issues: Principle of development
Impact on the character of the area
Impact on highway
Flooding and Drainage
Neighbour Amenity

Technical Documents: Planning Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Viking

Reviewed by:

Chris Brown, Principal Planning Officer

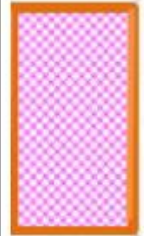
27 August 2021

Recommendation (s) to the decision maker (s)

That the application is approved conditionally



Key



**Application
Boundary**



1 Description of Site

- 1.1 The Roseland Business Park is a substantially sized commercial site and is identified as a locally important employment site within the South Kesteven Local Plan (Policy E4). The site is a former airfield and is accessed via a private road which is connected to the A1 at Long Bennington.
- 1.2 The units are occupied by a variety of commercial uses, predominantly falling within use class B2. Former hangars have been utilised and a number of additional structures have been erected over time. Hangar 8 is the subject of this application is occupied by an events company and is situated to the eastern edge of the business park. Adjacent to the main hangar building is a stacked portable office building and toilet block. Sewstern Lane is located over 1km to the east and the site is not readily visible from any public vantage point.

2 Description of Proposal

- 2.1 It is proposed to remove the stacked portable office building and toilet block and replace them with a new office block. The new building would incorporate staff welfare facilities including canteen, toilets, and showers. The building would be situated on a similar footprint to the portable buildings, although slightly larger, sited to the north-east of Hangar 8. The modular flat roof building would be constructed using insulated aluminium faced sandwich panels with a high-performance insulated roofing system. The building would have an approximate floorspace of 234m² and would be single storey.

3 Relevant History

- 3.1 No relevant planning history.

4 Policy Considerations

4.1 SKDC Local Plan 2011 - 2036

Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy E2 – Strategic Employment Sites
Policy E4 – Protection of Existing Employment Sites
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 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding, and coastal change

4.3 Long Bennington Neighbourhood Plan

5 Representations Received

5.1 Environmental Protection Services (SKDC)

5.1.1 Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

5.2 LCC 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.

5.3 Long Bennington Parish Council

5.3.1 No comments received at the time of writing this report.

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 Paragraph 81 of the NPPF outlines the Government's commitment to building a strong, competitive economy. It states that's 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

7.1.2 The thrust of national and local policy is to locate new development in sustainable locations. Policy SP1, Spatial Strategy of the Local Plan states: 'The overall strategy of the Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents. The focus for the majority of growth is in and around the four market towns.

7.1.3 Policy SP2, Settlement Hierarchy, supports development which will not compromise Long Bennington's nature and character as a large village.

7.1.4 Policy E2 Strategic Employment Sites, supports appropriate proposals for new B1, B2 and /or B8 uses and/or redevelopment of B1,B2 and or/B8 uses on Strategic Employment Sites identified on the Policies Map, and will be supported where proposals:

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

Roseland Business Park is identified on the Policies Map, Site Reference RBP-E1.

7.1.5 Policy E4 Protection of Existing Employment Sites, states that identified important employment sites will be protected to ensure the continued provision of local important employment opportunities. The application site is identified within Policy E4, reference EMP-R1.

7.1.6 Policy LB3 of the Long Bennington Neighbourhood Plan includes a criteria based policy for extensions to existing industrial estates (2) and for business development that encourages employment opportunities (1). In this application neither the existing industrial estate or area operated by the applicant will be expanded in conformity with Policy LB3 2 and as discussed further in sections below, the proposal is not considered to impact upon neighbours in conformity with Policy LB3 1.

7.1.7 The proposed development relates to an established commercial events business operating from the site. The development would provide improved permanent office and welfare accommodation for the employees of the existing operation thus supporting and contributing positively to the economic growth of the area. Accordingly, it is considered that the proposal would be in accordance with the above local and national policies and would therefore be acceptable in principle. The principle of development is acceptable and in accordance with Local Plan Policies SP2, E2 and E4 and Neighbourhood Plan Policy LB3.

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

7.2.1 Local Plan Policy DE1 states that all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular, and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height, and material, given the context of the area.

7.2.2 Further with regard to design, para. 130 of the NPPF states that planning policies and decisions should aim to 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.

7.2.3 In terms of scale and design, the proposal is for the construction of a contemporary modular office building measuring approximately 18.6m long by 12.6m wide. The roof design comprises 3 sections of flat roof at different heights incorporating a roof lantern, The building would have one storey. The airfield is industrial in character with

neighbouring buildings having various commercial uses including haulage and engineering.

7.2.4 The existing use of the application site is a commercial events business, and the proposed building would provide improved office and welfare facilities for use by employees.

7.2.5 Notwithstanding the overall commercial character of the former airfield, the development is surrounded by countryside and there are farmsteads to the north and east, although there is significant separation between the uses. It is considered that the removal of the stacked mobile office and toilet block and replacement with a new contemporary style commercial building, although slightly larger in footprint, would improve the overall appearance of the site. Accordingly, it is considered that the proposal would be in accordance with relevant provisions of Local Plan Policy DE1 and Section 12 of the NPPF.

7.3 **Impact on Residential Amenity**

7.3.1 Local Plan Policy DE1 states that all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular, and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height, and material, given the context of the area.

7.3.2 Further with regard to design, para. 130 of the NPPF states that planning policies and decisions should aim to 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.

7.3.3 The construction of a proposed office/welfare building is compatible with the existing business use at the site and surrounding land uses which are of an industrial and commercial nature. The residential properties within Long Bennington village are set well away from the site and the existing screening, local topography, separation distances and use of materials would ensure any noise, disturbance and traffic would have a limited impact. As such it is considered the proposal would not be unduly harmful to the residential amenities of neighbouring properties and complies with Policy DE1 of the SKLP and the NPPF.

7.4 **Highways and Drainage Issues**

7.4.1 The NPPF, Section 9 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.4.2 The construction of a replacement office and welfare building would not alter the existing access arrangement and would not result in an increase in vehicle movements travelling to and from the site. Lincolnshire County Council have been consulted as the Local Highway Authority and they have concluded that the proposal would not materially impact on highway safety.

- 7.4.3 The NPPF, Section 14 states that inappropriate development in areas at risk of flooding should be avoided and that when determining applications and that local planning authorities should ensure that flood risk is not increased elsewhere. The SKLP Policy EN5 Water Environment and Flood Risk Management, further states that all development must avoid increasing flood risk.
- 7.4.4 The application site is not within an Environment Agency, Flood Zone Area however it is identified as at risk from low to medium risk of surface water flooding. As the floor space of the proposed building would be 234sq m, Lincolnshire County Council, as Lead Flood Authority have commented that a building of that size would not require the submission of further drainage details as this would be controlled by Building Regulations. The applicant has indicated that surface water will be disposed of by way of a soakaway, and this is considered to be acceptable in this instance.
- 7.4.5 Accordingly, it is considered that the proposal is acceptable and in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 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. Lincolnshire Police have been consulted and have no objections to the proposal.

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

10 Conclusion

- 10.1 Having regard to the scale, design, and pattern of development within the immediate area, it is considered that the development would not lead to any significant adverse impact on the character of the area and would also not lead to a significant impact on the amenities of neighbours. No additional highway impact is considered to result from the proposal. The development would enhance the commercial operations on site and would be in accordance with relevant provisions of the Local Plan Policies DE1, SP2 and E4, Policy LB3 of the Long Bennington Neighbourhood Plan and Section 6 and 9 and 12 of the NPPF.
- 10.2 Accordingly, it is recommended that permission be granted, subject to conditions.

11 RECOMMENDATION:

- 11.1 Approve the application subject to the conditions set out below

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. Drawing No.5209/00/100 P1, Location Plan
- ii. Drawing No.5209/00/102 P1, Proposed Building Location Plan received
- iii. Drawing No.5209/01/101 P1, Ground Floor Plan
- iv. Drawing No.5209/01/102 P1 Roof Plan
- v. Drawing No.5209/01/103 P1 South and East Elevations
- vi. Drawing No.5209/01/104 P1 North and West Elevations

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

Before the Development is Occupied

- 4 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 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.

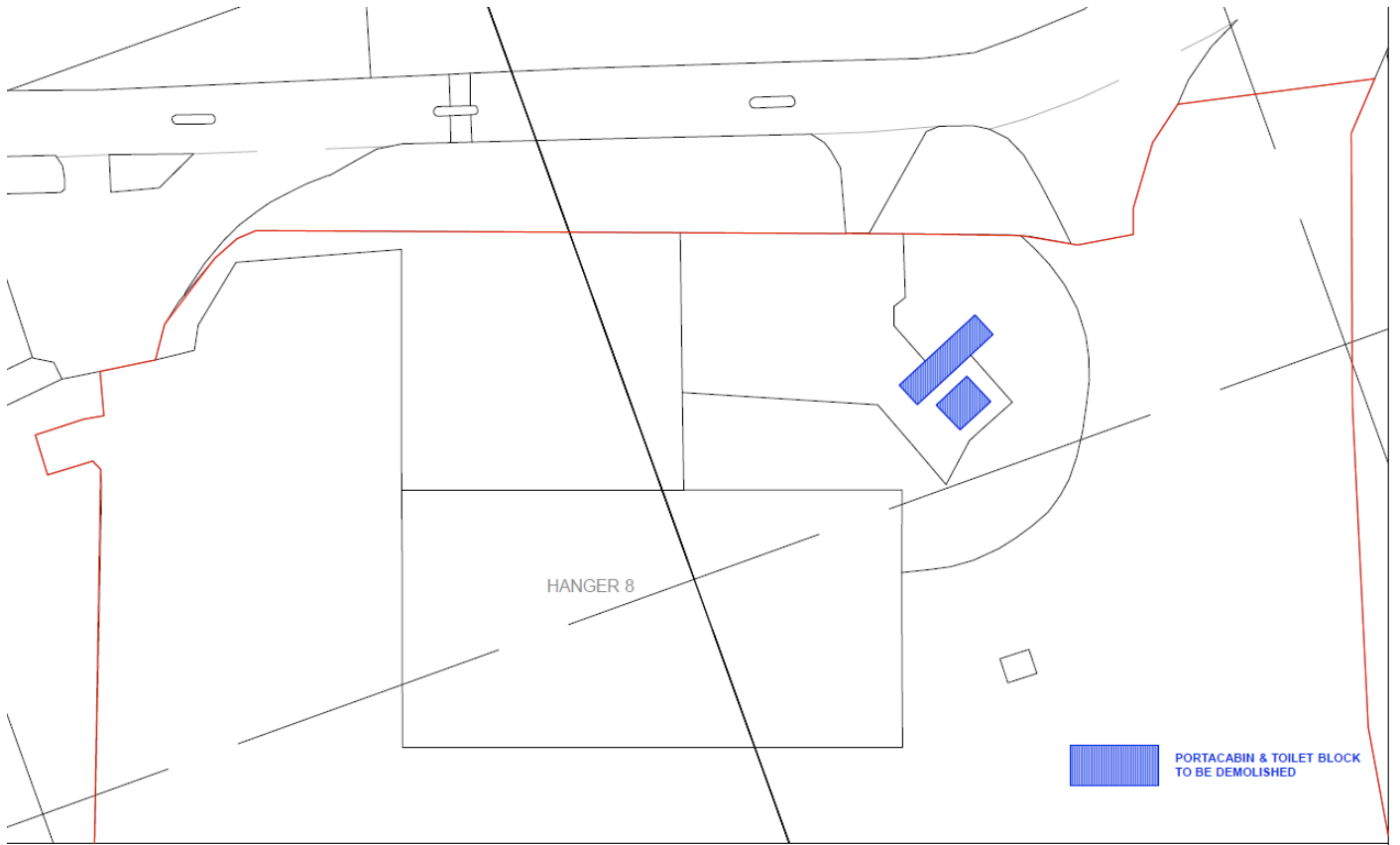
Standard Note(s) to Applicant:

- 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.

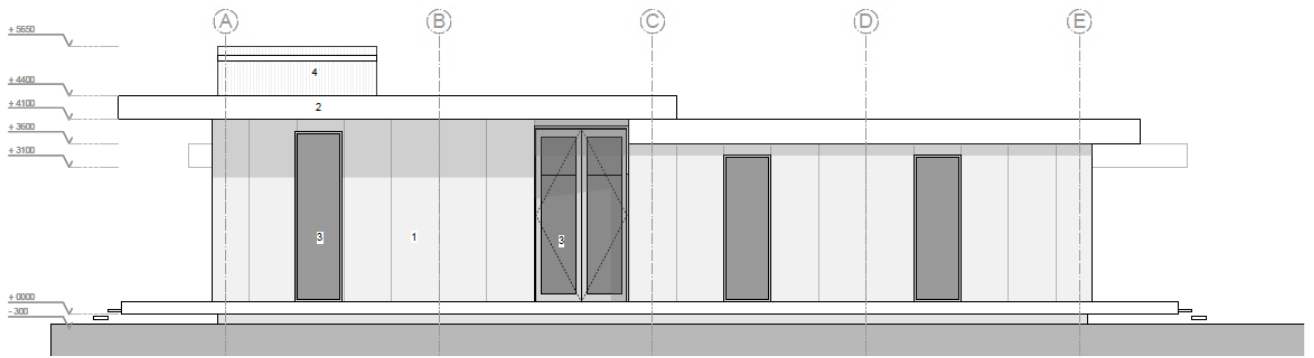
Site Location



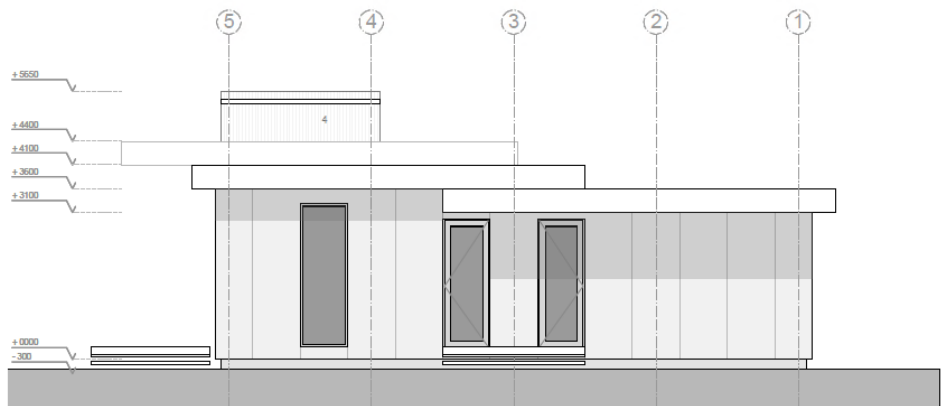
Site Plan



Elevations Plan

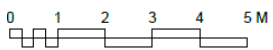


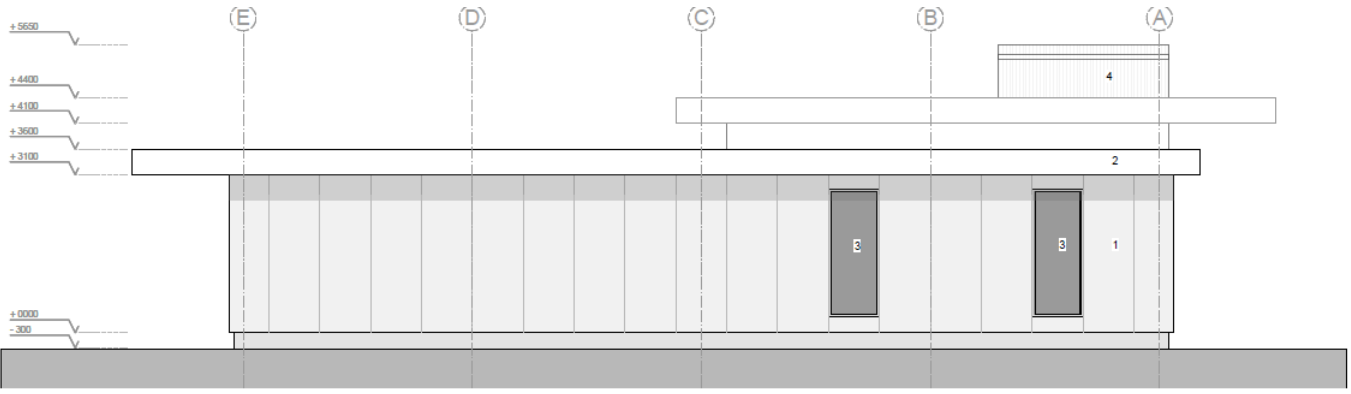
SOUTH Elevation



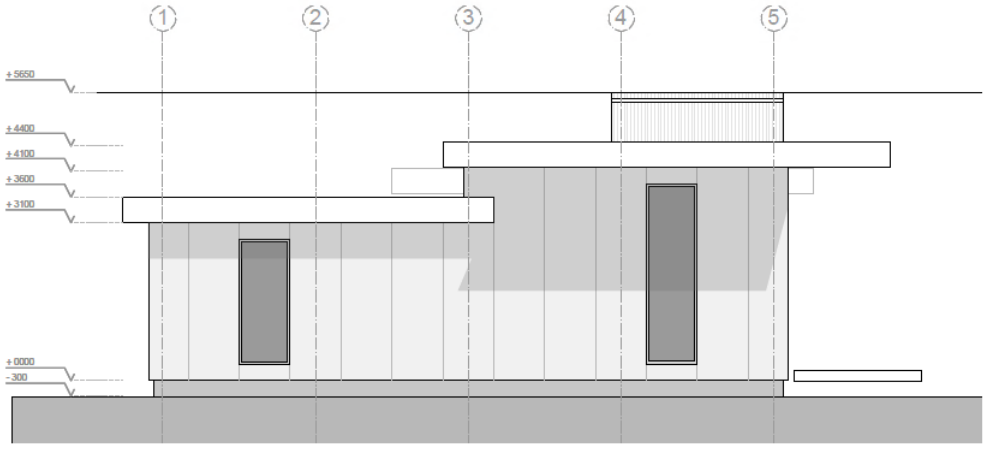
EAST Elevation

- MATERIALS**
- 1 - INSULATED, ALUMINIUM FACED, SANDWICH PANEL SYSTEM
 - 2 - PRESSED ALUMINIUM FASCIA WITH HIGH PERFORMANCE INSULATED WATERPROOF ROOFING SYSTEM BEHIND
 - 3 - DOUBLE GLAZED ALUMINIUM DOOR AND WINDOW SYSTEM
 - 4 - 5 CELL FROSTED POLYCARBONATE LANTERN LIGHT



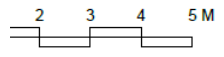


NORTH Elevation

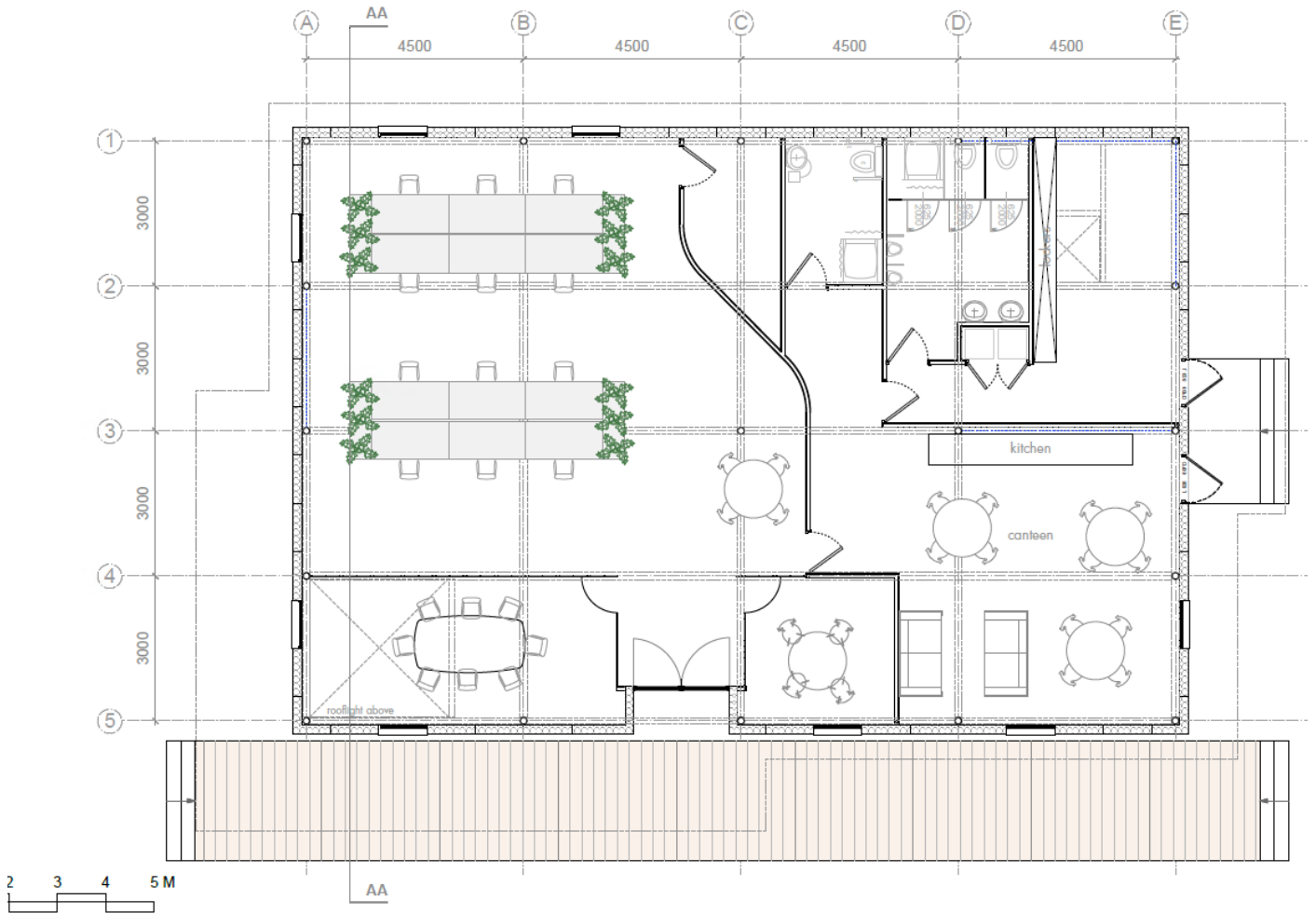


WEST Elevation

LATED, ALUMINIUM FACED, SANDWICH PANEL SYSTEM
 SSED ALUMINIUM FACIAL WITH HIGH-PERFORMANCE INSULATED
 RPROOF ROOFING SYSTEM BEHIND
 BLE GLAZED ALUMINIUM DOOR AND WINDOW SYSTEM
 .L FROSTED POLYCARBONATE LANTERN LIGHT



Ground Floor Plan



Building Site Plan

