

# Development Management Delegated Decision Report

B/20/0222



SUMMARY OF APPLICATION				
<b>Application Reference</b>	B/20/0222			
<b>Application Type</b>	Full Planning Permission			
<b>Proposal</b>	Proposed new access onto Marsh Lane			
<b>Location</b>	Warehouses, Howard Tenens LTD, Marsh Lane, Boston PE21 7SZ			
<b>Applicant</b>	Coveris Ltd			
<b>Agent</b>	Mr Richard Pratt, RPS Construction Ltd			
<b>Received Date:</b>	30-Jun-2020	<b>Consultation Expiry Date:</b>	31-Aug-2020	
<b>Valid Date:</b>	06-Aug-2020	<b>Statutory Expiry Date:</b>	01-Oct-2020	
<b>Date of Site Visit:</b>	27-Aug-2020	<b>Extension of Time Date:</b>		
<b>Objections received?</b>	None			
5 day notification record:				
	<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Grant Planning Permission			
<b>Report by:</b>	Emma Dennis			
<b>Date:</b>	25/09/2020			



## **OFFICER REPORT**

### **SITE AND SURROUNDINGS:**

The application site is located within Riverside Industrial Estate. It is a large site of 2.35 Hectares with 112 existing parking spaces, the entrance to this site is on Tenens Way. The proposed exit is on to Marsh Lane directly opposite the Electricity Distribution site.

### **DETAILS OF PROPOSAL:**

It is proposed to create a new access onto Marsh Lane to enable cars to leave the site, leaving the existing access as entrance only. The reason for this proposal is that the Health and Safety site manager has advised personal vehicles should not exit the site through the loading area using the same exit as commercial vehicles.

### **RELEVANT HISTORY:**

B/00/0101 Extension to warehouse building.  
Granted – 04/05/2000

B/06/0454 Single storey extension to warehouse plus canopy and two dock levellers  
Granted – 28/9/2006

B/08/0014 Warehouse extension and two new dock levellers and new vehicular access  
Granted – 09/04/2008

B/08/0017 New warehouse (3851 m2)  
Granted – 09/04/2008

B/12/0206 Outline planning permission for the construction of a building for storage and distribution with landscaping matters reserved.  
Granted – 09/10/2012

### **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

#### **South East Lincolnshire Local Plan (2011-2036)**

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management; and
- Policy 3: Design of New Development.

### **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

#### **National Planning Policy Framework (2019)**

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 9: Promoting sustainable transport.

#### **National Planning Practice Guidance (PPG)**

### **CONSULTATION RESPONSES:**

LCC Highways/SUDs has considered that the proposed new vehicular access onto Marsh Lane would not be expected to have an unacceptable impact upon highways safety and in that respect they do not wish to object to this application.

**THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

**EVALUATION:**

The key considerations in regards to this application are principle of development, design of the proposal, character of the area, neighbours' amenity and flood risk.

**Design of the proposal and character of the area**

Policies 2 and 3 of the Local Plan states that developments will be permitted which will not have harmful impacts upon the character and appearance of the local area. This development is considered to provide a safer environment for vehicles driving through the site and leaving the staff parking area and to separate the private and commercial vehicles leaving the site. There is no increase in traffic movement so therefore the creation of this new access onto Marsh Lane is considered acceptable and meets the requirements of Policies 2 and 3.

**Neighbours' amenity**

Policies 2 and 3 of the Local Plan require the amenities of neighbouring land users to be protected. The proposed has one residential property on the eastern side of Marsh Lane, however didn't respond to the notification letter sent out. It is considered that this development will create more traffic from the new exit, however, there will not be an increase in overall traffic leaving the site and the new exit is only approx. 80m from the existing exit shared by the commercial vehicles. This development therefore meets the requirements of Policies 2 and 3.

**CONCLUSION:**

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2 and 3 of the SELLP and Sections 4 and 9 of the NPPF.

**RECOMMENDATION: Grant Planning Permission**

<b>CONDITIONS / REASONS</b>			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
<p>1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>			
<p>2. The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> <li>▪ Drwg No. 001 Rev B Proposed New Access</li> </ul>			

Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

**INFORMATIVES / NOTES  
TO BE INCLUDED ON/WITH DECISION NOTICE**

**LCC 17/08/2020**

**STATEMENT OF PROACTIVE WORKING:**

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.