

Development Management Delegated Decision Report

B/20/0276



SUMMARY OF APPLICATION				
Application Reference	B/20/0276			
Application Type	Full Planning Permission			
Proposal	Erection of 2m high palisade fence			
Location	Nursery Road, Riverside Industrial Estate, Boston, PE21 7TN			
Applicant	Mr N Pettitt, Witham Timber			
Agent	Mr David Biggadike, DC Architectural Services Ltd			
Received Date:	28-Jul-2020	Consultation Expiry Date:	15-Sep-2020	
Valid Date:	10-Aug-2020	Statutory Expiry Date:	05-Oct-2020	
Date of Site Visit:	24-Aug-2020	Extension of Time Date:		
Objections received?	No			
5 day notification record: Not applicable				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission			
Report by:	Grant Fixter			
Date:	15/09/2020			



OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located off Nursery Road in the Riverside Industrial Estate, Boston, and is allocated as a Proposed Main Employment Area in the South East Lincolnshire Local Plan. The Riverside Industrial Estate itself forms part of the BO006 Existing Main Employment Area allocation in the Local Plan. At present, there is a variety of overgrown vegetation on site.

DETAILS OF PROPOSAL:

The application seeks planning permission for the erection of a 2 metre high palisade fence, with the details illustrated on Drawing DC/549W/03 – Plans and Elevations.

RELEVANT HISTORY:

There is no relevant planning history.

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;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk.

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 2: Achieving sustainable development;
- Section 4: Decision-making.

CONSULTATION RESPONSES:

The Plant Protection Team for Cadent Gas states the applicant must read the requirements and guidance documents prior to commencing any works.

Lincolnshire County Council as the Local Highway and Lead Local Flood Authority does not wish to restrict the grant of planning permission.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regards to this application are set out below:

- Principle of development;
- Impact on the amenity, character and appearance of the area;
- Flood risk.

Principle of development

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the

proposal supports the designated role of the settlement in which it is to be executed. Applications in the countryside (outside of settlement boundaries) will be approved provided it is necessary to its location and/ or can be demonstrated that it meets sustainable development needs of the area.

The proposal is for the erection of a 2 metre high palisade fence on an existing industrial unit. This form of development is common in the area and it is considered, therefore, that the principle of development has been achieved.

Impact on the amenity, character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposal will constitute a form of fencing which is extremely common on industrial units and can be seen throughout this industrial unit. The proposed works set out in this application, therefore, are acceptable and in accordance with Policy 2 and 3 of the SELLP.

Flood risk

Policy 4 of the SELLP state a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, the proposed works are essential infrastructure, and appropriate flood mitigation measures have been put in place. Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface water from the development can be managed whilst not increasing the risk of flooding to third parties.

The application site is located within Flood Zone 3, however, it is not considered the works would not increase the flood risk in the area or have an adverse effect on surface water.

CONCLUSION:

The proposal is for 2 metre high palisade fencing on a site within an industrial estate. This form of development is common in industrial estates and will not detract from the character and amenity of the area.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	

The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall be carried out in strict accordance with the application received on 10/08/2020 and in accordance with the associated plans referenced:

- DC/549W/03 – Plans and elevations.

Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).

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

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.