

Development Management Delegated Decision Report

B/20/0350



SUMMARY OF APPLICATION

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Application Reference	B/20/0350		
Application Type	Consultation to BBC		
Proposal	County Matters Consultation PL/0100/20 to Boston Borough Council for the change of use from waste electrical and electronic equipment (WEEE) storage to general port storage and Incinerator ash bagging		
Location	The Dock, Boston, Lincolnshire, PE21 6BN		
Applicant	Andy Lawrence, Port of Boston Ltd		
Agent	Anne Cant, Lincolnshire County Council		
Received Date:	22-Sep-2020	Consultation Expiry Date:	
Valid Date:	22-Sep-2020	Statutory Expiry Date:	13-Oct-2020
Date of Site Visit:	---	Extension of Time Date:	
Objections received?	N/A		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	No objections		
Report by:	Richard Byrne		
Date:	9/10/20		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located within the Port of Boston to the south of Boston. The application site is located within the northern area of the port near to Skirbeck Road and Drakards Lane.

The area features a predominance of warehouse structures, heavy machinery and associated infrastructure with a range of industrial activities operating on the site.

DETAILS OF PROPOSAL:

Planning permission is sought for the change change of use from waste electrical and electronic equipment (WEEE) storage to general port storage and Incinerator ash bagging.

RELEVANT HISTORY:



B/20/0165 - Environment Agency Consultation for an Environmental Permit Application EPR/MP3802BN/A001. Comments sent 26 May 2020.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

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

Policy 1 – Spatial Strategy
Policy 2 – Development Management
Policy 3 – Design of New Development
Policy 7 – Improving South East Lincolnshire’s Employment Land Portfolio
Policy 33 – Delivering a More Sustainable Transport Network
Policy 30 – Pollution

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

N/A

THIRD PARTY REPRESENTATIONS RECEIVED:

N/A

EVALUATION:

This application is not determined by the Borough Council and the decision making rests with Lincolnshire County Council. However, the Borough Council has been invited to make comments on the application as a consultee.

Principle of proposed land use

The Port of Boston is one of Boston Borough’s major employers and continues to do well, benefiting from ample available space and storage areas. SELLP Policy 7 encourages future investment and B1, B2 and B8 uses into the Port which would promote employing generating opportunities.

The nature of material and the control of processes or emissions would be assessed under a separate application and in line with the guidance of the NPPF at paragraph 183, appropriately dealt by other regulatory services.

However, it is considered the proposed use of Shed 12 and 14 would assimilate with the existing uses and operations that occur at the port.

Effect on amenity

It is noted that there are residential properties in close proximity to Shed 12 and 14, namely 39, 41-53 Skirbeck Road and 1-13 Drakards Lane. Although the occupiers may be accustomed to a level of noise their amenity has to be still be considered against the proposed use.

It is noted that given the nature of the materials the majority of the activity would occur within the confines of the building. However, there would be a level of external activity notably associated with arriving/departure of delivery vehicles and their loading and unloading activities. Furthermore, the red line indicated on the location plan extends to the edge of Skirbeck Road which may indicate the use of the existing access for access/egress purposes. This would increase the immediate effect to the properties surrounding the access/egress onto Skirbeck Road.

In the absence of the proposed hours of operation it is difficult to establish the impact on Nos. 39, 41-53 Skirbeck Road and 1-13 Drakards Lane in terms of noise and disturbance, especially over the sensitive parts of the night. Also, given the perimeter of the site extends up to Skirbeck Road it needs to be understood if the existing access/egress will be used to service the proposed use. This may extend the area of effect to the opposite facing properties on Skirbeck Road.

Other matters of consideration

- SELLP policies 2, 3 and 4 need to be satisfied in respect of flood risk and any mitigation measures;
- SELLP Policy 6 and Appendix 6 seeks the provision of adequate parking provision and the standards needs to be considered against the proposed development;

RECOMMENDATION:

Boston Borough Council does not raise an objection to the principle of the land use change. It is recommended that the County Council's attention is drawn to the following matters of consideration namely:

- To determine if the access/egress on Skirbeck Road will be used for the proposed use, or will vehicles use the existing Port's entrance/exit point;
- To establish the proposed operational hours which will then enable full consideration of the effect on of the amenity of the nearby properties;
- SELLP Policies 2, 3 and 4 need to be satisfied in respect of flood risk and any mitigation measures;
- SELLP Policy 6 and Appendix 6 seeks the provision of adequate parking provision and the standards needs to be considered against the proposed development;