

SUMMARY OF APPLICATION			
Application Reference	B/21/0016		
Application Type	Consultation to BBC		
Proposal	County Matters Consultation PL/0142/20 to vary conditions 1, 2, 4, 6, 8 & 10 of planning permission B/15/0195 to allow for the formation of a concrete area & changes to arrangements in the yard		
Location	Silver Skips, Nursery Road, Riverside Industrial Estate, Boston, PE21 7TN		
Applicant	Silver Skips Lincolnshire Ltd, C/O Robert Doughty Consultancy Ltd		
Agent	Sandra Barron, Planning, Lincolnshire County Council		
Received Date:	19-Jan-2021	Consultation Expiry Date:	Not applicable
Valid Date:	19-Jan-2021	Statutory Expiry Date:	09-Feb-2021
Date of Site Visit:	03-Feb-2021	Extension of Time Date:	
Objections received?	Not applicable		
5 day notification record: Not applicable			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	No objections.		
Report by:	Simon Eldred		
Date:	3 <sup>rd</sup> February 2021		

## **OFFICER REPORT**

### **SITE AND SURROUNDINGS:**

The application site is located to the south of Nursery Road, within the Riverside Industrial Estate. The site is in use as a waste transfer centre, and contains: a commercial building at its south-western corner; a concrete-surfaced area between the building and the vehicular access onto Nursery Road; and an unsurfaced area to the east. The open areas of the site appear to be in use for the storage of vehicles, materials and equipment. Neighbouring land/buildings are in use as: (to the east) amenity grassland; (to the south) the premises of Porcher Abrasive Coatings; (to the west) an earth-bund and land containing dense tree/shrub growth; and (to the north and beyond Nursery Road) several business premises (e.g. electrician, window manufacturer, air-con sales and servicing, engineering).

### **DETAILS OF PROPOSAL:**



The proposed development is a 'County Matter', to be determined by Lincolnshire County Council (reference PL0142/20). The Borough Council is a consultee only.

The application seeks to vary conditions on existing planning permission B/15/0195 to enable north-eastern parts of the site to be concreted (to provide a more appropriate surface for the tipping and short-term storage of green waste), and to make other relatively minor changes to arrangements in the yard (e.g. the creation of soil bays and a hardcore storage area). However, the application involves no change to the fundamentals of the use, i.e. hours of operation, or the amount and type of waste that can be brought to the site.

### **RELEVANT HISTORY:**

The Borough Council raised concerns re. noise and dust emissions in response to an earlier County Council consultation (B/15/0195) seeking to vary conditions attached to B/0423/09.

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

The **Lincolnshire Minerals and Waste Local Plan – Site Locations (December 2017)** shows the application site as part of Waste Site WA22-BO (Riverside Industrial Estate), where Policy SL3 indicates that planning permission will be granted for waste uses. The Local Plan includes a Development Brief for Waste Site WA22-BO, which indicates that waste transfer and recycling uses are appropriate.

The **South East Lincolnshire Local Plan 2011-2036 (SELLP)** shows the application site as being within Boston's Settlement Boundary and as part of Main Employment Area BO006. The following Policies are relevant to this application:

- Policy 2 – Development Management;
- Policy 3 – Design of New Development; and
- Policy 30 – Pollution.

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

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

- Section 4 – Decision-making;
- Section 6 – Building a strong, competitive economy; and
- Section 12 – Achieving well-designed places

### **CONSULTATION RESPONSES:**

Boston Borough Council is itself a consultee – publicity is carried out by the County Council. However, the Borough Council's Environmental Health Department has responded directly to the County Council to indicate that it has no objections.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

Boston Borough Council is itself a consultee – publicity is carried out by the County Council.

### **EVALUATION:**

The application does not seek to change the use of the site – it merely seeks to make relatively minor changes to arrangements within the existing waste transfer yard. It is considered that the main issues on which the Borough Council might wish to comment relate to impacts upon: the character and appearance of the area; and impacts upon neighbours' amenities.

### ***Character and appearance***

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area.

The application site is located within an industrial/trading estate, which has a utilitarian appearance. The proposals involve no change to the fundamentals of the use of the site (i.e. hours of operation, or the amount and type of waste that can be brought to the site), but merely involve changes to arrangements within the existing waste transfer station. These changes will not materially alter: activities on the site; the site's appearance; or the site's impacts upon the character and appearance of the surrounding area.

It is therefore considered that the proposals will not have harmful impacts upon the character and appearance of the area.

### ***Neighbours' amenity***

Policies 2, 3 and 30 of the SELLP require neighbours' amenity to be protected and, in particular, identify noise (including vibration), air quality (including fumes and odour), light levels, land quality and condition, surface and groundwater quality, disturbance, and visual intrusion as issues for consideration.

The proposals involve no change to the fundamentals of the use of the site (i.e. hours of operation, or the amount and type of waste that can be brought to the site), but merely involve changes to arrangements within an existing waste transfer station. These changes will not materially alter activities on the site or their potential impacts upon neighbouring land users.

It is therefore considered that the proposals will not have harmful impacts upon neighbours' amenities – a view shared by the Borough Council's Environmental Health Department.

### **CONCLUSION:**

The proposals:

- will have no materially harmful impact upon the character and appearance of the area;
- will have no materially harmful impact upon the amenities of neighbouring land users; and
- meet the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

### **RECOMMENDATION:**

Respond to the consultation to indicate that the Borough Council has no objections.