

# Development Management Delegated Decision Report

B/21/0276



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0276		
<b>Application Type</b>	Major - Full Planning Permission		
<b>Proposal</b>	Application under s.73 for the variation of Condition 2 (Approved Plans) of planning permission B/18/0433 (Erection of single storey storage unit and associated car parking)		
<b>Location</b>	My Lockup, Boardsides, Wyberton Fen, Boston, PE21 7NY		
<b>Applicant</b>	Mr Kevin Doyle, My Lockup		
<b>Agent</b>	Mr Paul Jakuc, ADG Architects		
<b>Received Date:</b>	11-Jun-2021	<b>Consultation Expiry Date:</b>	20-Jul-2021
<b>Valid Date:</b>	11-Jun-2021	<b>Statutory Expiry Date:</b>	<b>10-Sep-2021</b>
<b>Date of Site Visit:</b>	17-Sep-2021	<b>Extension of Time Date:</b>	---
<b>Objections received?</b>	No		
<b>5 day notification record:</b>			
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Approve		
<b>Report by:</b>	Consultant Planning Officer		
<b>Date:</b>	07-Oct-2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is located adjacent to an existing building that is utilised for storage, operated by MyLockup.com. This building was previously JT Friskney's Tractor and Lawnmower dealership. The existing building has a glazed frontage with storage units located within the confines of the existing building. Orange internal doors and white storage compartments are visible through the glazed panels.

To the west is Boston Aerodrome to the north and east is agricultural land. To the south is the railway line and the South Forty Foot Drain. Further east are a range of commercial buildings including car dealerships, Larrington Trailers and a building with Trilcot on the gable end.

### DETAILS OF PROPOSAL:

The application is a s73 to amend condition 2 of Planning Permission B/18/0433 which relates to the approved plans, replacing approved drawing no. (00)2 Rev B. The proposed changes relate



to fenestration located to the front/ side elevations with orange window surrounds also proposed.

Initially drawing no. (00)2 Rev C was submitted for consideration but following concerns raised, given the impact on the countryside location, a revised drawing, no. (00)2 Rev G was submitted on the 7<sup>th</sup> October 2021. This assessment is based on the revised drawing.

### **RELEVANT HISTORY:**

**B/18/0433** - Erection of single storey storage unit and associated car parking – Approved 24<sup>th</sup> January 2019.

**B/17/0058** - Construction of a new vehicular access – Approved 27<sup>th</sup> March 2017.

### **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

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

#### **National Planning Policy Framework (2021)**

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 12: Achieving well designed places

### **CONSULTATION RESPONSES:**

#### **Highway Authority and LLFA (15/07/2021)**

Does not wish to restrict the grant of permission. The proposal is for minor amendments to the variation of Condition 2 of the approved plans that already has approval under Planning Permission B/18/0433. The proposal does not have an impact on the Public Highway or Surface Water Flood Risk. No obs. 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. Informatives are provided to be added to decision notice if approved.

#### **Environmental Health (24<sup>th</sup> June 2021)**

Environmental Health have no objections to this application.

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

None received.

## **EVALUATION:**

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 as well as the quality of its design and orientation. Policy 3 of the SELLP goes on to state that 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 amendments proposed relate to the elevation design of the approved building. There are no changes to the size or height of the building or its position on site.

The changes include the provision of full height glazing at the corners of the front elevation, extending down the side elevations on both sides. The glazed areas on the front and side elevations each measure 4.4m wide and 5m high. Initially the window frames and glazing bars were proposed in an orange finish, but the revisions that have been carried out to lessen the impact on the rural location have seen this amended to grey. Initially the corner posts between the glazed panels were orange but these have also been amended to be grey to match in with the revised window frames.

The cladding proposed for the main walls and roof of the building are proposed to be goose wing grey. The feature cladding around the glazed panel areas measure 1m wide. The feature cladding is colour RAL 2004 – orange to be consistent with the branding of the company. The doors are also proposed to be finished in orange RAL 2004.

On balance, given there are other more historic commercial developments within the locality this revised approach to the design is considered to be acceptable. The changes to the window frames, glazing bars and the colour of the proposed cladding for the building have resulted in a scheme which will not have a significant detrimental impact on the character and appearance of the countryside location, particularly given it is in close proximity to the edge of Boston.

## **CONCLUSION:**

On balance, the proposed amendments to the elevation details of the approved building will not have a significant detrimental impact on the character and appearance of the area and therefore accord with policies 2 and 3 of the South East Lincolnshire Local Plan.

## **RECOMMENDATION:**

Approve subject to the following conditions.

CONDITIONS / REASONS	
Pre-commencement conditions?	No      Agreed with applicant/agent - Date:      N/A
1	The development hereby permitted shall be carried out in accordance with the following approved plans and details: <ul style="list-style-type: none"><li>• Location plan drawing no. 9-1 received 25<sup>th</sup> October 2018</li><li>• Site Plan drawing no. (9-3 Rev. B received 25<sup>th</sup> October 2018</li></ul>

	<ul style="list-style-type: none"> <li>Proposed Plan and Elevations drawing no. (00) 2 Rev G received 7<sup>th</sup> October 2021</li> <li>E-mail correspondence between Kevin Doyle - MyLockup.com, Paul Jakuc and John Bell sent on the 5<sup>th</sup> October 2021 at 10.19am confirming that the glazing bars will be a grey finish.</li> </ul> <p><b>Reason:</b> To ensure the development is undertaken in accordance with the approved details and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)</p>
2	<p>No retail sales to either the trade or general public shall be carried out directly from the premises.</p> <p><b>Reason:</b> In the interests of sustainable development and to protect the character of the countryside in accordance with Policy 2 of the South East Lincolnshire Local Plan (2011-2036).</p>
3	<p>The permitted development shall be undertaken in accordance with the following surface water drainage scheme details:</p> <ul style="list-style-type: none"> <li>TH-ENG19-032-100 Rev A – Proposed External Levels,</li> <li>TH-ENG19-032-101 Rev A – Proposed External Drainage Arrangement,</li> <li>TH-ENG19-032-201 Rev A – Proposed External Drainage Details Sheet 1 of 2,</li> <li>TH-ENG19-032-202 Rev A – Proposed External Drainage Details Sheet 2 of 2</li> <li>TH-ENG19-032-203 Rev A Proposed Site Access GA and Details</li> </ul> <p><b>Reason:</b> To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development and to accord with Policy 2 of the South East Lincolnshire Local Plan (2011-2036).</p>
4	<p>All obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number (9-)3-B dated 17<sup>th</sup> December 2018 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.</p> <p><b>Reason:</b> So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre and to accord with Policy 2 of the South East Lincolnshire Local Plan (2011-2036).</p>

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

- Your attention is drawn to the advice from the Black Sluice Internal Drainage Board attached in a letter dated 05/12/2018.

#### 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 2021 in order to seek to secure sustainable

development that improves the economic, social and environmental conditions of the Borough.