

Development Management Delegated Decision Report

«Apn_Number»



SUMMARY OF APPLICATION			
Application Reference	B/22/0140		
Application Type	Full Planning Permission		
Proposal	Construction of a lightweight steel building		
Location	Boston College Rochford Campus, Skirbeck Road, Boston PE21 6JF		
Applicant	Mr Shawn Thomas, Boston College		
Agent			
Received Date:	01-Apr-2022	Consultation Expiry Date:	08-May-2022
Valid Date:	11-Apr-2022	Statutory Expiry Date:	06-Jun-2022
Date of Site Visit:	23-May-2022	Extension of Time Date:	Not applicable
Objections received?	None		
5 day notification record: Not applicable			
	Councillors notified	Date	Response received – date
Recommendation	Approve with conditions.		
Report by:	Simon Eldred		
Date:	26 th May 2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is an unused parcel of land within Boston College's Campus, which contains a concrete floor-slab. It has:

- a single-storey, steel walled workshop building (occupied by Boston College) to the west;
- a 2.5m-high brick wall to the north, beyond which is a landscaping belt and the car park to a swimming pool/gymnasium;
- a concrete-surfaced apron to the east on which Boston College currently stores materials and, beyond that, a belt of trees/shrubs and the Maud Foster Drain; and
- an internal access road to the south, beyond which is single-storey, brick-walled workshop building (occupied by Boston College).



DETAILS OF PROPOSAL:

It is proposed to erect a single-storey, steel-framed building measuring approximately 20m x 7m in plan, and 3.25m at ridge-level (2.5m at eaves-level). The building will be used as a motor vehicle workshop by Boston College, and will have walls and a roof finished in light grey composite eco cladding. It will have 2 dark grey roller doors and a personnel access door in its southern elevation, and a dark grey personnel access door in its western elevation.

RELEVANT HISTORY:

- PRE/08/0001 – No objections were raised on 13th January 2009 on an EIA Screening Opinion for proposed redevelopment of Rochford Campus.
- B/10/0416 – Full planning permission was granted on 18th January 2011 for the construction of a teaching block plus associated external works.
- B/10/0416/CD1 – Details relating to Conditions 2, 6, 7 and 11 of B/10/0416 were approved on 18th March 2011.
- B/18/0120 – Full planning permission was granted on 22nd May 2018 for the erection of a single storey side extension to existing construction centre, erection of new motor vehicle workshop, and realignment of boundary wall.
- B/20/0224 – A Lawful Development Certificate was issued on 2nd September 2020 to confirm that the Part Cladding of the Main Entrance is Lawful.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the application site as being within Boston's Settlement Boundary. The following policies are relevant to this application:

- Policy 1 – Spatial Strategy;
- Policy 2 - Development Management;
- Policy 3 – Design of New Development;
- Policy 30 – Pollution; and
- Policy 32 – Community, Health and Well-being.

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 2 – Achieving sustainable development;
- Section 4 – Decision-making; and
- Section 8 – Promoting healthy and safe communities.

CONSULTATION RESPONSES:

Boston Borough Council's Environmental Health department indicates that it has no objections.

Lincolnshire County Council (the Local Highway and Lead Local Flood Authority) identifies that access and parking arrangements remain unchanged, and that the proposal will not result in an unacceptable impact upon highway safety. It therefore indicates that it has no objections.

The Witham Fourth District Internal Drainage Board indicates that it has no comments.

Fishtoft Parish Council indicates that it has no objections or comments.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regards to this application are considered to be:

- issues of principle;
- proximity to the community to be served;
- accessibility;
- impacts on the character and appearance of the area;
- impacts on neighbours' amenity; and
- potential for shared use.

Principle

Policy 1 of the Local Plan identifies Boston as a Sub-Regional Centre, to which development is to be directed and that, within its Settlement Boundary, development will be permitted that supports its role as a sub-regional centre.

It is considered that the proposal meets the requirements of this Policy.

Proximity to community

Policy 22 of the Local Plan identifies educational buildings as 'community facilities' and indicates that *"the development of new community facilities will be supported, provided that they are located so as to be as close as possible to the community they will serve.. ."*

Rochford Campus is understood to be Boston College's main site, and a location where motor vehicle courses are already on offer to students. Consequently, it is considered that this proposal to locate a new motor vehicle workshop building on this site is appropriate in terms of proximity to the student community, and therefore meets this requirement of Policy 22.

Accessibility

Policy 22 of the Local Plan identifies educational buildings as 'community facilities' and indicates that *"the development of new community facilities will be supported, provided that they are located so as to be ... readily accessible by public transport, on foot, and by bicycle"*.

The Rochford Campus is located relatively close to Boston's town centre, is served by bus routes, and is close to a designated cycle route along Rowley Road. Consequently, it is considered that the proposal meets this requirement of Policy 22.

Character of the area

Policy 22 of the Local Plan identifies educational buildings as 'community facilities' and indicates that *"the development of new community facilities will be supported, provided that they are located so as to be ... compatible with the character and appearance of the neighbourhood"*. Policy 2 indicates that proposals requiring planning permission will be

permitted provided that sustainable development considerations are met, including size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as quality of design and orientation. Policy 3 indicates 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 application site has existing Boston College workshop buildings to its west and south, and it is considered that the proposed building will not appear alien or out-of-place (in terms of its scale, design, materials or proposed use) in this context.

The application site is located towards the edge of the Boston College Campus, with:

- to the east, a dense belt of trees/shrubs onto the Maud Foster Drain; and
- to the north, a 2.5m-high brick wall, beyond which is a landscaping belt and the car park to a swimming pool/gymnasium.

Views of the proposed building will be available from these directions, but these views will be largely obscured and, once again, in the context of the existing Campus, it is not considered that the building will appear alien or out-of-place.

In all, it is considered that the proposal will not harm the character or appearance of the area, and that it meets these requirements of Policies 2, 3 and 22.

Neighbours' amenity

Policy 22 of the Local Plan identifies educational buildings as 'community facilities' and indicates that *"the development of new community facilities will be supported, provided that they are located so as to be ... compatible with nearby uses"*. Policies 2, 3 and 30 of the Local Plan seek to ensure that new development does not significantly impact on neighbouring uses.

The proposed building will be located within approximately 25m of the swimming pool/gymnasium to its north and 55m of the closest dwellings to its east. Given these distances, intervening wall (to the north) and trees/shrubs (to the east) and the building's relatively small scale, it is considered that there will be no adverse impacts upon neighbours in terms of overshadowing, loss of light or harm to outlook. The proposed building will have no window openings, and consequently there will also be no impacts in terms of overlooking or loss of privacy. The building is proposed to be used as a motor vehicle workshop, and thus there is some potential for noise generation. However, given the separation distances, and intervening structures/trees, no unacceptable problems are anticipated, and Boston Borough Council's Environmental Health department has raised no concerns.

In all, it is considered that the proposal will not harm neighbours' amenity, and that it meets these requirements of Policies 2, 3, 22, and 30.

Potential for shared use

Policy 22 of the Local Plan identifies educational buildings as 'community facilities' and indicates that *"the development of new community facilities will be supported, provided that they are ... located and designed to enable (where possible) shared use with other services/facilities."*

It is considered that there is little to no potential for the shared use of the proposed motor vehicle workshop building, and consequently that these requirements of Policy 22 are met.

CONCLUSION:

The proposal:

- is acceptably close to the community it will serve;
- will be readily accessible by public transport, on foot, and by bicycle;
- will not harm the character or appearance of the area;
- will not harm neighbours' amenity; and
- meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

RECOMMENDATION:

GRANT Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>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>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received 01-Apr-2022 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • Drawing Number PP001 - Site Location Plan; • Drawing Number PP002 – Site Layout Plan; • Drawing Number SCN1936 01 – Base Plan; • Drawing Number SCN1936 03 – Gable Elevations; and • Drawing Number SCN1936 04 – Front and Back Elevations. <p>Reason: To ensure that development is undertaken in accordance with the approved details, and to comply with Policies 2, 3, 30 and 32 of the South East Lincolnshire Local Plan 2011-2036.</p>

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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.