

# Development Management Delegated Decision Report

B/22/0201



SUMMARY OF APPLICATION			
<b>Application Reference</b>	B/22/0201		
<b>Application Type</b>	Consultation to BBC		
<b>Proposal</b>	Consultation to BBC on County Matters Application PL/0035/22 for change of use from Class B1/Haulage Depot to End Of Life Vehicles (ELV) Dismantling Facility		
<b>Location</b>	VW Breakers UK Ltd, The Old Smithy, Highgate, Leverton, Boston PE22 0AW		
<b>Applicant</b>	Planning Services, Lincolnshire County Council		
<b>Agent</b>			
<b>Received Date:</b>	09-May-2022	<b>Consultation Expiry Date:</b>	
<b>Valid Date:</b>	09-May-2022	<b>Statutory Expiry Date:</b>	<b>30-May-2022</b>
<b>Date of Site Visit:</b>		<b>Extension of Time Date:</b>	
<b>Recommendation</b>	No objection subject to consideration of Policy 2 and 30		
<b>Report by:</b>	Abbie Marwood		
<b>Date:</b>	11 <sup>th</sup> May 2022		



## **OFFICER REPORT**

### **SITE AND SURROUNDINGS:**

The application site comprises a former haulage yard, building, hardstanding and associated access. Immediately to the northern boundary of the site is a two-storey dwelling which appears to be in separate ownership to the haulage yard. Approx. 80m to the west is a dwelling and farmyard.

The site is located within the open countryside, being around 1.5km from the settlement of Old Leake and 2km from Leverton.

### **DETAILS OF PROPOSAL:**

Boston Borough Council have been invited to make comments on the application, but is not responsible for determining the application.

### **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 1: Spatial Strategy
- Policy 2: Development Management
- Policy 7: Improving South East Lincs Employment Land Portfolio
- Policy 30: Pollution

### **EVALUATION:**

Policy 1 of the SELLP requires proposals within the countryside to demonstrate that it is necessary to such a location and/or that it demonstrates it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 7, improving the South East Lincs Employment Land Portfolio states that new employment uses outside of allocated employment sites will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings.

Whilst the site proposes the re-use of a building previously used as a haulage yard, in accordance with the requirements of Policy 7 of the SELLP, it is located within open countryside and some distance from neighbouring settlements. Policy 1 requires proposals to demonstrate that it is necessary to such a location. The proposal is not agricultural or rural in nature and it would be preferred for activities such as those proposed to be located within allocated employment sites and established industrial areas of the Borough.

Policy 2 requires development to take into consideration impacts upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Policy 30 requires proposals to address impacts in relation to the amenities of the area, air quality, fumes and odour, noise and vibration and light levels. There is a residential property in close proximity to the site, and the impacts of the proposed change of use to an end of life vehicle dismantling facility could have adverse impacts on the amenities of neighbours through outside storage, noise, vibration, vehicle movements and light. This should be taken into consideration, in accordance with Policy 2 and 30 of the SELLP.

It is noted that the Environmental Health department has responded separately to raise issues with the information submitted with the application. The supporting information is of limited detail and therefore insufficient to fully assess the potential impacts or proposed mitigation of the development. The insufficient information submitted with the application raises concern.

### **CONCLUSION:**

Boston Borough Council should inform Lincolnshire County Council that it raises concern in respect of application PL/0035/22, specifically the insufficient detail submitted, the location within the open countryside and the adverse impacts upon the amenities of neighbouring residential properties.

### **RECOMMENDATION:**

Boston Borough Council raise concerns to the proposed change of use, for the following reasons:

- 1) The site is located in the open countryside. It does not propose an agricultural or rural business and does not demonstrate that it is necessary to such a location, as per Policy 1 of the South and East Lincolnshire Local Plan. In the first instance, the proposed use should be directed to allocated employment sites or established industrial areas within the Borough.
- 2) The level of information submitted with the application is insufficient to fully assess the impacts of the proposal.
- 3) The proposal has the potential to adversely impact upon the amenity of neighbouring properties through noise, vibrations, odour, outside storage and vehicle movements, contrary to Policy 2 and Policy 30 of the South and East Lincolnshire Local Plan.