

Development Management Delegated Decision Report

B/23/0086



SUMMARY OF APPLICATION				
Application Reference	B/23/0086			
Application Type	Full Planning Permission			
Proposal	Erection of a temporary sales marketing suite			
Location	Land North of Slippery Gowt Lane, Wyberton, Boston			
Applicant	Mr Will Smith, Chestnut Homes Ltd			
Agent				
Received Date:	06-Mar-2023	Consultation / Publicity Expiry Date:	07-Apr-2023	
Valid Date:	07-Mar-2023	Statutory Expiry Date:	02-May-2023	
Date of Site Visit:	17-03-2023	Extension of Time Date:		
Objections received?	No			
5 day notification record:				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions			
Report by:	Ian Carrington			
Date:	12-May-2023			



OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is a currently vacant section of the Heron Park development. There is existing housing nearby, and additional new units under construction to the north. Access is via the internal site road network from Wyberton Low Road.

The site is in Flood Risk Zone 3a (FRZ3).

DETAILS OF PROPOSAL:

The application seeks consent for the temporary siting of a single storey portable marketing and sales building together with associated landscaping, access path and car parking. The marketing suite would be open from 10:30 to 17:30, 7 days per week and on Bank Holidays.

RELEVANT HISTORY:

B/17/0317 was a hybrid application which granted full permission for the first phase of Heron Park, a development of up to 200 dwellings, and outline consent for subsequent phases. Reserved matters for these latter have all now been consented and an additional application for a further 70+ dwellings is currently under consideration.

A parallel advertising consent application B/23/0085 accompanies this submission.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2019)

Policy 2 – Development Management

Policy 3 – Design of New Development

Policy 4 – Approach to Flood Risk

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

National Design Guide (NDG)

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council Highways/SUDS - no objections

Wyberton Parish Council - no objections

THIRD PARTY REPRESENTATIONS RECEIVED:

None

EVALUATION:

The application is for a flat roofed single storey portable building with a gross floor area of c. 25 sq m. Photographs have been supplied of similar units at other developments built by the applicant, and these also show the arrangements of access path and decorative garden which forms part of the current application.

The proposed unit would be completely contained within the Heron Park development. Sited on an area designated in the longer term as grassed amenity space, it will have a modest impact on the street scene, and being located in a development clearly still being built out will accord with the character of the locality. As such, and given the temporary nature of the proposed unit, it is considered that the proposal accords with policies 2 and 3 of the Local Plan.

Parking spaces are proposed adjacent to the unit, and LCC Highways has commented that it has no objections to the scheme. Whilst the marketing suite will be in use 7 days per week, its use is intrinsically a quiet one and no material adverse impacts on private or public amenity are likely.

The location is in an area of high flood risk, and the application is supported by a Flood Risk Assessment. Whilst this document is based on detailed flood assessments from earlier phases of Heron Park, the fundamentals of flood risk have not changed. It is noted that the scheme is a minor one, proposed use is low risk in terms of flood risk, that there will be no overnight use and that there will be no residential occupation of the unit. A Sequential Test assessment is not required (and in any case the marketing suite could not be sited elsewhere); the proposal is considered satisfactory regarding flood risk impacts.

The application form states that the siting and use are 'temporary' but does not give a requested time frame. It is recommended that in this instance a two year consent is conditioned, which allows a reasonable time for the completion of existing consented dwellings and can in any event be extended should that be required.

CONCLUSION:

The proposal is a necessary for the commercial implementation of the Heron Park scheme and is sound in principle. It will be in keeping with the distinctive character of the locality and will have no material adverse impacts on private or public amenity. There will be no increase in the risk of flooding on or off the site.

RECOMMENDATION:

Approve with Conditions

CONDITIONS / REASONS			
Pre-commencement conditions?	No	Agreed with applicant/agent - Date:	

1	<p>The development hereby permitted must be begun not later than the expiration of three years beginning with 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 only be undertaken in accordance with the following approved plans all received by the LPA on 28-Feb-2023:</p> <ul style="list-style-type: none"> • Drawing No. HWB3/48 Rev A Site Location Plan, Sales Parking and Externals • Drawing Marketing Suite Elevations and Floor Plans <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
Conditions which apply during the course of and following completion of the development:	
3	<p>The development hereby permitted shall be discontinued at or before the expiry of a period of two years from the date of this decision notice.</p> <p>Reason: To enable the Local Planning Authority to review the impact of the development on the amenities of the locality in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</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.