

APPLICATION NO	PA/2021/736
APPLICANT	Mr Garry Hirst, Delta Salvage Ltd
DEVELOPMENT	Planning permission to erect an insulated steel-framed storage and distribution structure (Use Class B8)
LOCATION	Sandtoft Gateway, Sandtoft Road, Westgate, Belton, DN9 1FA
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICY

National Planning Policy Framework:

Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed upon by the applicant in writing.

Paragraph 80 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider development opportunities. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy DS16 (Flood Risk)

Policy RD2 (Development in the Open Countryside)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS11 (Provision and Distribution of Employment Land)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

CONSULTATIONS

Environment Agency: Initially objected to the proposed development as submitted. However, following the submission of additional information, the Environment Agency has withdrawn its objection subject to conditions on the basis that the proposed finished floor levels would be 3.65m AOD shown in the Site Drainage Plan and that these will be achieved through ground raising for the units and yard areas, with the raised areas noted on the Drainage Plan by the indication of a slope to the perimeter of the developments.

They have commented that they have no objection to the proposed ground raising as it is considered that in this location there will be no, or insignificant, increase in flood risk to third parties.

Highways: No objection to the application. However, are proposing to implement traffic regulation orders (TROs) in the vicinity of the application site and would therefore like to request an S106 contribution of £1,000 towards the costs of advertising and implementing the TRO.

Environmental Protection: No objection subject to a condition relating to potential land contamination.

Section 106 Officer: Following conversations between the S106 Officer, Highways and the applicant, the S106 Officer has confirmed that implementation of traffic regulation orders (TROs) does not meet the test for a section 106 contribution and therefore will not be requested.

LLFA Drainage: Initially objected to the application; however, following discussions with the developer have withdrawn their objection subject to a condition and informative comment.

PARISH COUNCIL

No response received.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

Planning history

There is no planning history relevant to this site. However, several planning permissions have been granted for developments at the Delta Salvage site, immediately adjacent:

PA/2020/1458: Planning permission to erect a brick structure for storage and distribution (B8 use class) – pending

PA/2020/386: Planning permission to erect a steel-framed building for storage and distribution – approved (This building is currently under construction and is situated approximately 11.6 metres to the south of this current proposal.)

PA/2019/390: Planning permission to erect an industrial brick building (B8 use class) and associated hard-standing – approved.

PA/2017/1336: Planning permission to erect a steel-framed building for B8 use, including associated hard-standing to the entrance of the proposed structure – approved.

PA/2016/1578: Planning permission to erect an insulated steel-framed building, including associated hard standing – approved.

Site description and proposal

Planning permission is sought to erect an insulated steel-framed storage and distribution structure (Use Class B8) at Sandtoft Gateway, Sandtoft Road, Westgate, Belton.

The site is outside the development boundary of Belton and Sandtoft Airfield and is not allocated for commercial use.

The site is located north-west of Belton village (approximately 3.38 kilometres), down a road just off Belton Road (near Sandtoft Road). To the south-east of the site is Delta Salvage's business location, which comprises two buildings, car parking for visitors/employees and spaces for storing Delta Salvage's salvaged fleet of motor vehicles. To the south of the proposed site is Sandtoft airfield, which contains six hangers for storing aircraft. To the west and north of the proposed site is the disused airfield. The access to Sandtoft Gateway is to the west of Delta Salvage's current site.

As indicated earlier, this application seeks planning permission to erect an insulated steel-framed storage and distribution structure. The proposed insulated steel-framed building is of dual-pitch form, with the pitch of the roof at 9 degrees and the eaves height at 4.9 metres. The total height of the structure will be approximately 6.1 metres.

In terms of the footprint of the proposed building, the structure will be 15.5 metres wide on the north and south elevations, and 54.5 metres long on the east and west elevations. In total, the building alone will provide approximately 825.7 square metres of the external footprint of the building.

The proposed building will comprise steel frame structure walls and the roof would comprise plastisol-coated profiled steel cladding panels. The roof will be a shade of grey similar to that of the existing building, to blend in with the roof colours of the existing buildings adjacent to the proposal.

The walls will be made up of a combination of brickwork and profiled steel cladding panels that are to be a lighter shade of grey than that of the proposed roof.

The proposed building will have a total of eight single access doors and four roller shutter doors. It would have a single steel powder-coated access/fire door situated on both the east and west elevations of the building. There would be four single access doors on the east side and four on the west.

The insulated steel roller shutter doors would be situated in the east elevation of the building; there would be no doors in the west elevation as it will follow the perimeter line.

The main issues to consider assessing this application are:

- whether the development is acceptable in principle;
- whether the layout, siting and design are appropriate;
- whether the proposal will harm residential amenities;
- whether the proposal will harm highway safety; and
- whether the proposal is an acceptable departure from the development plan.

The principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations Development Plan Document (HELA DPD) adopted in March 2016.

Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising Planning Practice Guidance (PPG).

The application site is outside any defined development limits within the HELA DPD and as such is considered to be in the open countryside for planning purposes.

Policy RD2 (Development in the Open Countryside) sets out the council's approach to proposals for development in the open countryside. The policy states that land within the open countryside will be strictly controlled and only development which is appropriate to the open countryside will be permitted.

Policy CS3 of the North Lincolnshire Core Strategy is a similar policy which seeks to restrict development outside development boundaries to that which is essential for the functioning of the countryside.

Whilst the site is located outside of any defined development boundary, it should be noted that it is surrounded by existing industrial and commercial development. Therefore the character of the area is industrial and not rural as would normally be expected in the open countryside.

The proposed development effectively comprises the erection of a storage and distribution building within a cluster of similar buildings, all within the wider industrial landscape. This proposal also has to be considered with regard to the wider policy context of the area which is promoted under the allocation of SANE-1 Sandtoft Business Park of the HELA DPD for large-scale industrial development.

The application site is outside the SANE-1 allocation, but is within an established industrial area adjacent to it and is surrounded by existing and proposed (allocated) industrial land. Therefore, whilst the site is located in the open countryside as defined by planning policy, the proposed industrial development is considered to be acceptable in this location due to the industrial nature of the area.

As evident in the planning history, other industrial buildings outside development limits have been approved in this location in recent years. In these instances, significant weight was given to the fact that the development would support the expansion of existing businesses and safeguard jobs.

Similarly, the proposed development would support the expansion of the existing business to the benefit of the local economy. This is in line with guidance contained within section 3 of the NPPF which seeks to promote economic growth in rural areas.

Although the application site lies outside of any established development limit and the development is therefore contrary to local planning policy which seeks to restrict development in the open countryside, the economic benefit of the development would outweigh any conflict with policy, particularly given the fact that there would be limited impact on the character and appearance of the open countryside in this instance. It is therefore considered that the proposal would align with paragraph 47 of the NPPF in that there are material considerations that would indicate a departure from the plan is appropriate in this instance.

On balance, the principle of development is therefore acceptable.

Layout, siting and design

As indicated earlier, the site is outside of any defined development boundary. The proposal comprises the erection of a storage and distribution building within a cluster of similar buildings, however is surrounded by existing industrial and commercial development. In this case, it is judged that the development is within the wider industrial landscape.

The proposal would measure 6.1 metres high and 54.5 metres long, and would be 15.5 metres wide. The building alone will be approximately 825.7 square metres of the external building footprint.

Having considered the location of the building, together with the scale and the surrounding area, it is judged acceptable as it is close to existing industrial and commercial development. Furthermore, the character of the area is industrial and not rural as would normally be expected in the open countryside.

Residential amenity

There are no residential properties immediately adjacent to the application site. The nearest dwellings are some distance to the east, separated from the site by adjacent industrial premises. On this basis, there is limited potential for the development to adversely affect the amenity of neighbouring properties.

Environmental Protection have not raised any concerns or objections regarding amenity impact, and therefore it is considered that the proposed building would have no unacceptable impact on residential amenity.

Highways

As outlined above, the access to Sandtoft Gateway is to the west of Delta Salvage's current site. The proposed vehicle access to the site will be made of the gated road access to Sandtoft Gateway, just off Sandtoft Road. The site, in its current state, is fenced off on the north, south, east and west side, meaning that the proposal will not encroach on any surrounding property boundaries.

Highways have no objection to the application, however are proposing to implement TROs in the vicinity of the application site and would therefore like to request an S106 contribution of £1,000 towards the costs of advertising and implementing the TRO.

The Section 106 officer has confirmed that they would not be requesting the TRO contribution as requested by Highways. On this basis, it is considered that the access arrangements are acceptable and the proposal would not be harmful to highway safety.

Flooding and drainage

The site is within Flood Risk Zones 2/3 (a) Fluvial (a high flood risk zone). Delta Salvage Ltd commissioned a Flood Risk Assessment to be undertaken by J Roberts Design Ltd which was published in January 2017. The LLFA Drainage Team initially objected to the application; however, following submission of the extended drainage design for industrial units and discussions with the developer, the LLFA Drainage Team withdraw their objection to the proposed development subject to the imposition of a condition and informative comment.

The Environment Agency has also reviewed the proposal and has indicated that, further to the consultation response of 21 October 2021, the applicant's consultant James Roberts has highlighted the proposed finished floor levels of 3.65m AOD shown in the Site Drainage Plan. He has also confirmed that these will be achieved through ground raising for the units and yard areas, with the raised areas noted on the Drainage Plan by the indication of a slope to the perimeter of the developments.

Accordingly, they have no objection to the proposed ground raising as they consider that in this location there will be no, or insignificant, increase in flood risk to third parties. They have therefore recommended a condition be applied.

Land contamination

The council's Environmental Protection team has reviewed the application and has indicated that, due to the previous use of the site as a military airfield, there is the potential for the site to have been impacted by contaminants such as hydrocarbons and contaminants from degreasing fluids, munitions pits and burning pits.

As a consequence, should the application be approved, the department recommends a condition be attached requiring the developer to cease work and report any unforeseen contamination found during construction. This condition will be attached to any permission, given the industrial processes/uses that are abundant in the area.

Conclusion

In conclusion, this proposal represents a departure from the development plan but is being recommended for approval and therefore requires to be determined by the planning committee.

Whilst the application site is outside of any defined development boundary, and industrial development is not normally acceptable in such locations, the site is adjacent to an existing industrial business and is surrounded by industrial development. The proposed development would directly support the expansion of a local business, securing employment and thereby benefiting the local economy, which is strongly supported by the NPPF.

Furthermore, it has been demonstrated that the development would not harm the existing highway network or the amenity of residential properties and poses no unacceptable risk of flooding.

On a balance of assessment, the principle of the development is acceptable because of the reasons above. It is also considered that the proposed development is an acceptable departure from the development plan and that this application should be supported subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Location Plan - DRWG/PA/2021/736/01

Proposed Site Location Plan - DRWG/PA/2021/736/02

Proposed Block Plan - ESD0800_LP

Proposed Ground Floor Plan - 1378-100

Proposed East & West Elevations - 1378-101

Proposed North & South Elevations - 1378-102.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The development shall be carried out in accordance with the submitted Extended Drainage Design for Industrial Units reference 1378/March 2022 by J Roberts Design Ltd.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy and paragraphs 159 to 169 of the National Planning Policy Framework.

4.

The development shall be carried out in accordance with the submitted Flood Risk Assessment reference 1260/Aug 2021 by J Roberts Design Ltd and the following mitigation measures it details:

- finished floor levels are set no lower than 3.65 metres above Ordnance Datum, and
- flood resilience measures as detailed in Section 7 of the report.

These mitigation measures shall be fully implemented prior to occupation and in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

5.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site, then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

To ensure that the site represents an acceptable risk to end-users, property, controlled waters and ecological systems, and to ensure that site workers are not exposed to unacceptable risks from contamination during construction.

Informative 1

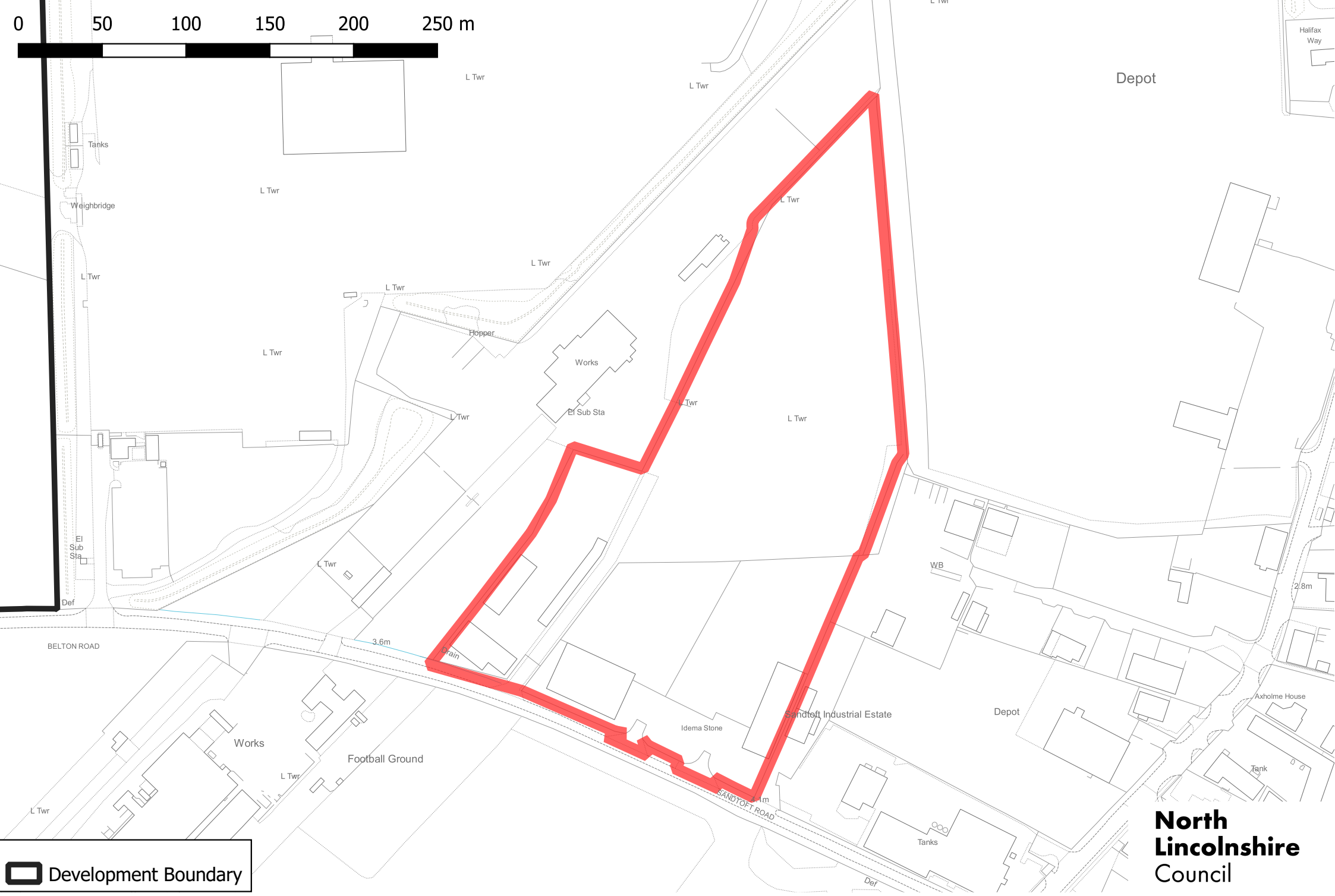
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 2

It must be noted that significant volumes of above-ground flooding occur up to the 100 year plus climate change flood event. Whilst this is acceptable for this type of industrial development and does not enter third party land, the developer needs to be mindful of exceedance flooding above the 100 year flood event which would increase the areas and depths of flooding and, according to the attached drawing, would potentially enter many of the buildings. The developer needs to fully understand this scenario and fully consider simple design changes that can be carried out to remove this issue (increased pipe sizes at critical locations, for example). This would also improve the long-term viability of the development.

Informative 3

Due to the previous usage noted above, the applicant is advised to contact their water provider to ensure the use of suitably appropriate protective piping for any proposed water supply to this development.



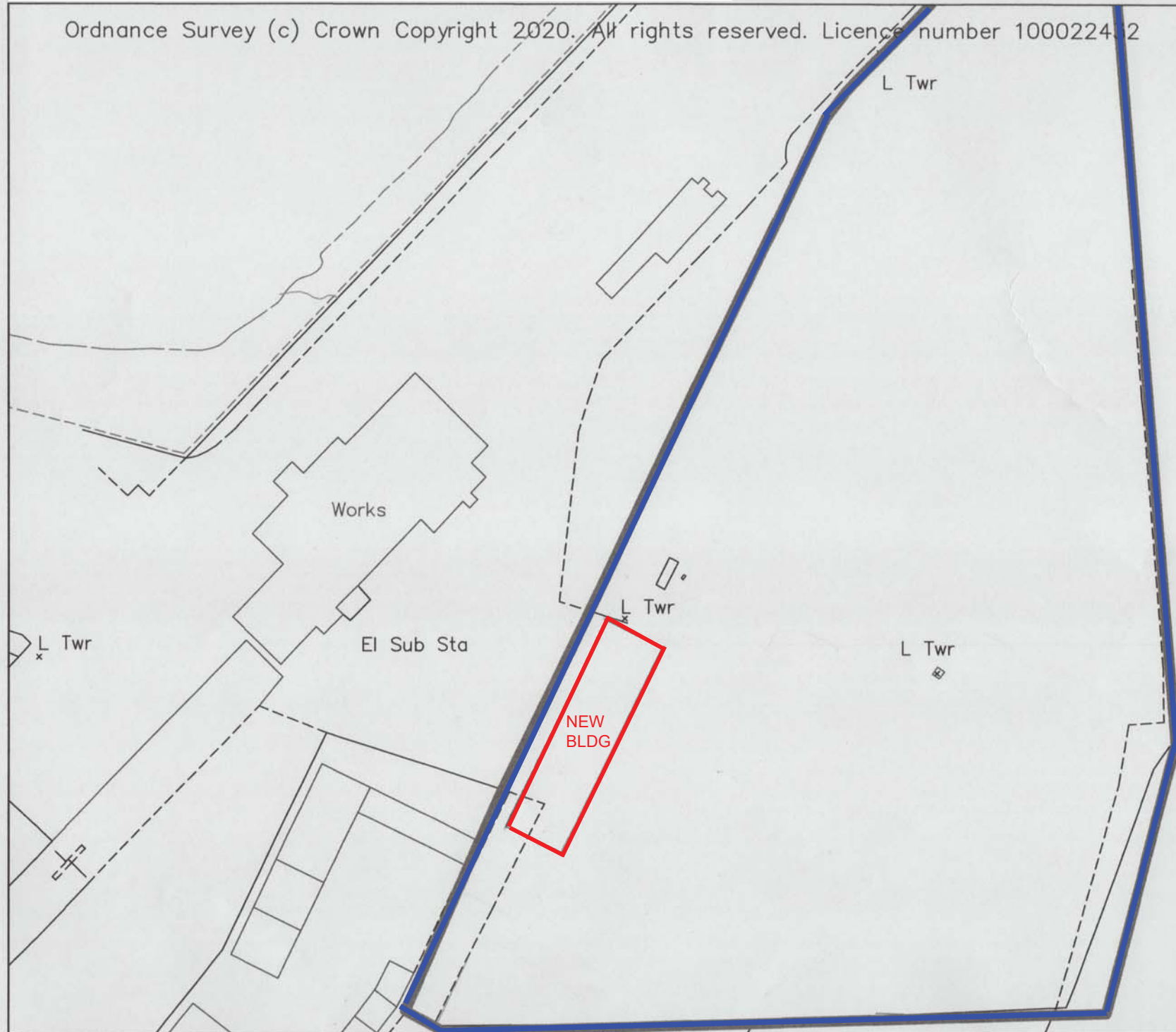
 Development Boundary

PA/2021/736

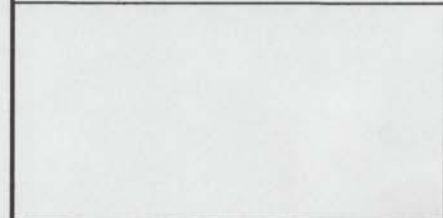
**North
Lincolnshire
Council**

PA/2021/736 Proposed location (not to scale)

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Notes
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Rev	Date	Drawn	Description	Ch'k'd
-	-	-	-	-

Rev	Date	Drawn	Description	Ch'k'd
-	-	-	-	-



Unit 2,
 Cedar Business Centre,
 Barnsley Road,
 Hemsworth. T: +44 [0] 1924 918153
 West Yorkshire E: info@esdsurveying.com
 WF9 4PU W: www.esdsurveying.com

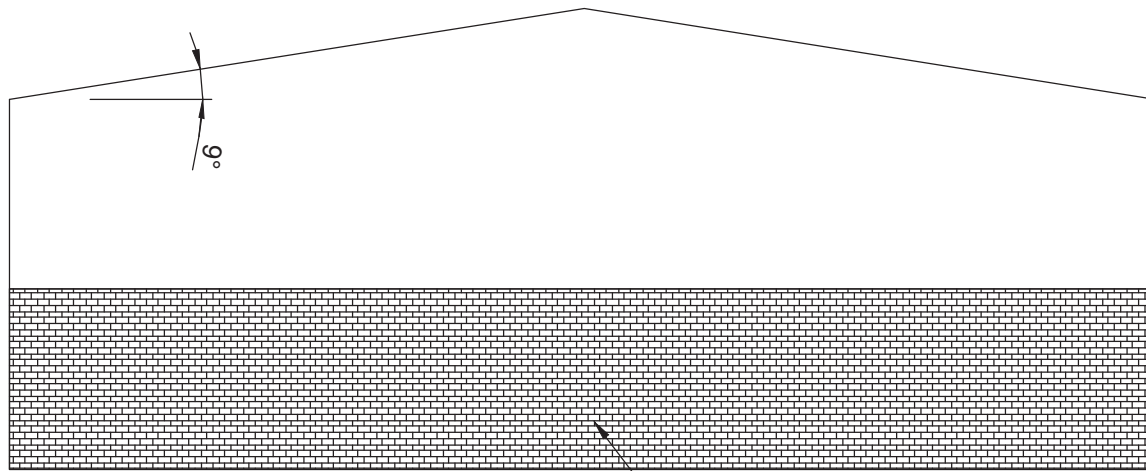
Client
 Delta Salvage

Site
 Sandtoft Rd, Belton,
 Doncaster DN9 1PN

Title
 OS Tile
 Location Plan

Surveyed		Drawn	
Check	-	Date	25/02/2020
Scale	[A4 Sheet] 1/1250	DWG Ref (Layout No)	ESD0800_LP
Job No	ESD0800		Status
		Rev	FINAL
			Ø

PA/2021/736 Proposed elevations (north and south) (not to scale)

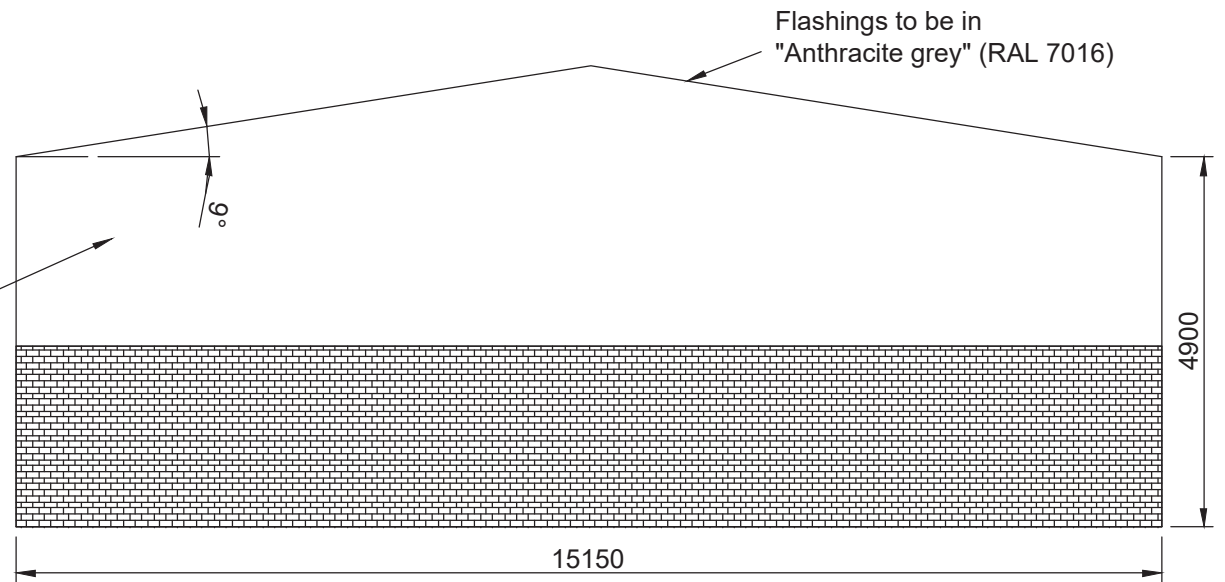


NORTHERN ELEVATION

Brickwork to be 2.4m high in "Rustic red" or similar

PVC guttering/downpipes in colour "Merlin grey"

Insulated (80mm thk) Kingspan KS1000RW trapezoidal profile wall panels in colour "Goosewing grey" (RAL 080 70 05, BS 10A05)



SOUTHERN ELEVATION

4900

15150



Delta Salvage Ltd
Delta Business Park
Sandtoft
Doncaster
DN9 1PN



PROJECT

Proposed Storage Building: Delta Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED NORTH & SOUTH ELEVATIONS

SCALE
1:100 @A4

DATE
08.2021

DRG No
1378-102

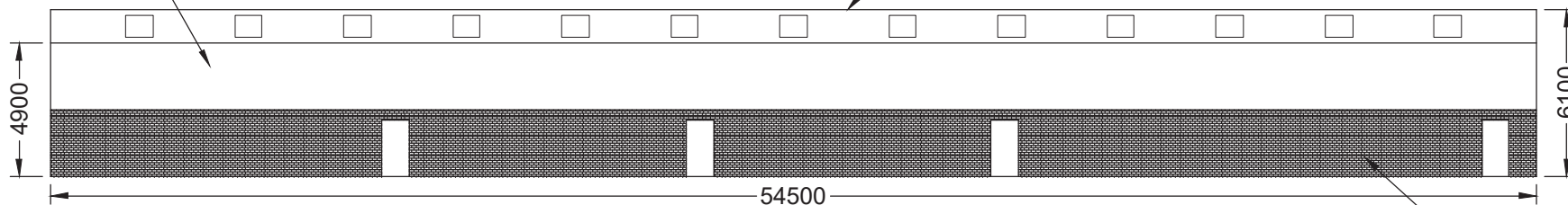
REV
-

Rev	Detail	Int	Date

PA/2021/736 Proposed elevations (east and west) (not to scale)

Insulated (80mm thk) Kingspan
KS1000RW trapezoidal profile wall
panels in colour "Goosewing grey"
(RAL 080 70 05,BS 10A05)

Flashings to be in
"Anthracite grey"
(RAL 7016)



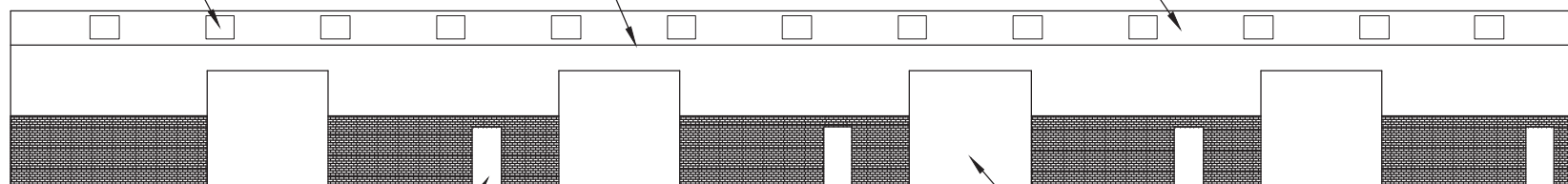
WESTERN ELEVATION

Brickwork to be
2.4m high in "Rustic
red" or similar

GRP Box profile roof lights
(to cover 15% of roof area)

PVC Guttering/Downpipes
in colour "Merlin grey"

Insulated (115mm thk) Kingspan
KS1000RW trapezoidal profile roof
panels in colour "Goosewing grey"
(RAL 080 70 05,BS 10A05)



EASTERN ELEVATION

Steel single door x8
(PA/Fire Exit), Powder
coated to RAL 7016
"Anthracite grey"

Roller shutter door x4 (4m
highx4.2m wide) in
"Anthracite grey" (RAL 7016)



Delta Salvage Ltd
Delta Business Park
Sandtoft
Doncaster
DN9 1PN



PROJECT

Proposed Storage Building: Delta
Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED EAST & WEST ELEVATIONS

SCALE
1:250 @A4

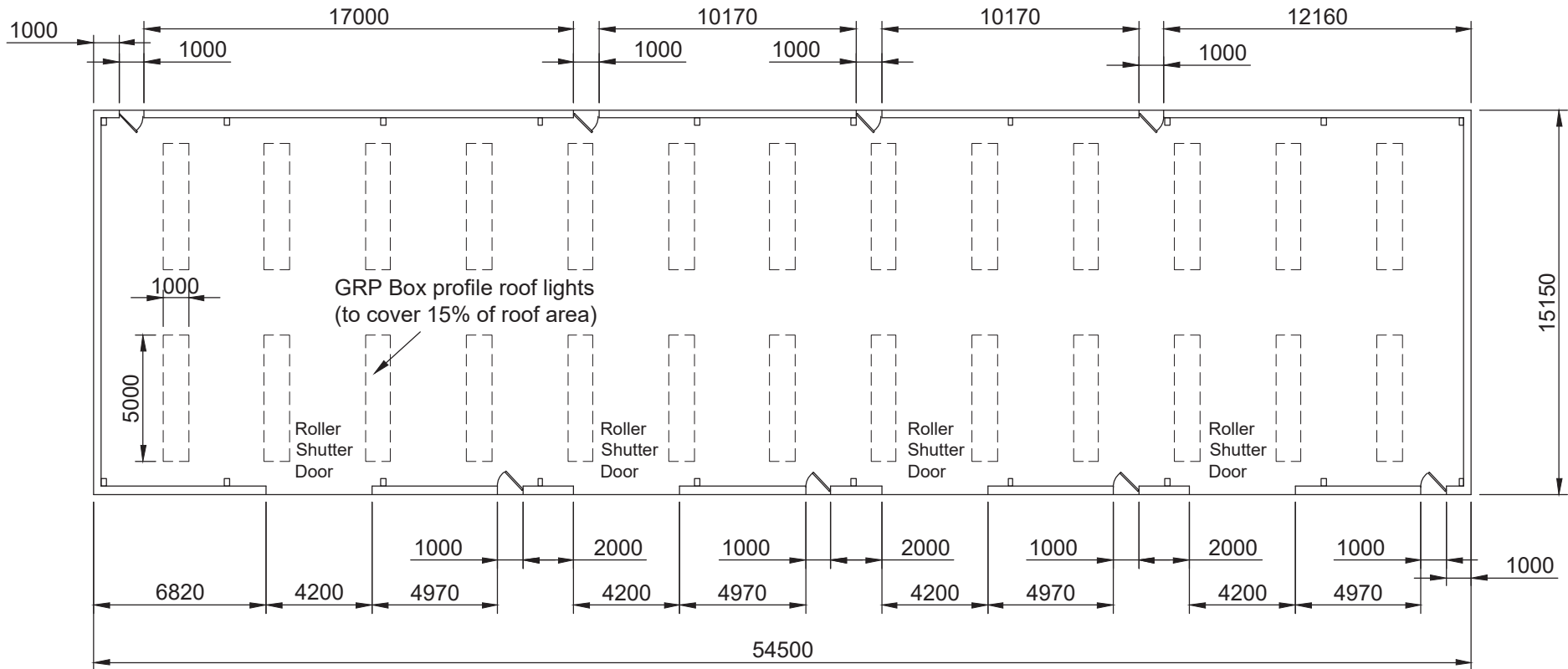
DATE
08.2021

DRG No
1378-101

REV
-

Rev	Detail	Int	Date

PA/2021/736 Proposed ground floor plan (not to scale)



Delta Salvage Ltd
Delta Business Park
Sandtoft
Doncaster
DN9 1PN



PROJECT

Proposed Storage Building: Delta Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED GROUND FLOOR PLAN

SCALE

1:250

DATE

08.2021

DRG No

1378-100

REV

-

Rev	Detail	Int	Date