

APPLICATION NO	PA/2020/1458
APPLICANT	Mr Garry Hirst, Delta Salvage Ltd
DEVELOPMENT	Planning permission to erect a brick structure for the purpose of storage and distribution (B8 use class)
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

POLICIES

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

Highways: No objections.

Environment Agency: No objection, given the scale and nature of the proposed development. They have commented that the flood risk assessment (FRA) is not specific to the development but was produced for a previous application elsewhere on the wider site. As the location of the new building appears to have a ground level of around 2.9m AOD, and the submitted drawings do not show significantly raised floors, the statement in the FRA that 'The finished floor level (FFL) of the proposed dwelling [sic] is to be 3.65m AOD' is incorrect and the building will be at greater risk of flooding than indicated.

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

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

Section 106 officer: As the proposal does not meet the test for a section 106 contribution, none will be requested.

Doncaster East Internal Drainage Board: No objection as there are no Board-maintained watercourses in close proximity to the site.

PARISH COUNCIL

No response received.

PUBLICITY

Advertised by site notice. No comments have been received.

ASSESSMENT

Planning history

2/1991/0695: Erect a truck stop, and install a cesspool, with associated works – refused 22/11/1991

PA/2003/1690: Planning permission to change the use of land for general industrial (B2) and car storage (B8) – refused 19/02/2004

- PA/2006/0674: Application for certificate of lawfulness for the existing use of the manufacture and storage of roof tiles and the storage and processing of materials for their manufacture – approved 21/07/2006
- PA/2007/2017: Outline planning permission for an industrial estate within B2 (General Industrial) and B8 (Storage and Distribution) Use Classes – refused 27/02/2008
- PA/2010/0762: Planning permission for change of use of land for vehicle storage and provision of hardstanding (re-submission of PA/2010/0327) – approved 22/09/2010
- PA/2016/1578: Planning permission to erect an insulated steel-framed building, including associated hard-standing – approved 08/03/2017
- 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 12/10/2017
- PA/2019/390: Planning permission to erect an industrial brick building (B8 use class) and associated hard-standing – approved 24/05/2019
- PA/2020/386: Planning permission to erect a steel-framed building for storage and distribution – approved 28/08/2020. This building is currently under construction and is situated approximately 11.6 metres to the south of this current proposal.
- PA/2021/736: Planning permission to erect insulated steel-framed storage and distribution structure (Use Class B8) – approved 07/07/2022.

Site description and proposal

This application seeks retrospective planning permission to erect a brick structure for storage and distribution (B8 use class) at Sandtoft Gateway, Sandtoft Road, Westgate, Belton, DN9 1FA.

The site is outside the development boundary of Belton and is not allocated for commercial use. It lies north-west of Belton village by approximately 3.38 kilometres, on Westgate Road. East of the proposed site is Delta Salvage's current business location, which comprises two buildings, car parking for visitors and employees, and spaces for storing Delta Salvage's salvaged fleet of motor vehicles.

Due south of the proposed site is Sandtoft Airfield, which contains a 900-metre airfield and six hangers for storing aircraft. To the west and north of the proposed site is a disused airfield.

It is evident from a site inspection that the industrial building has been completed and is in use. It is constructed with brick walls and has a pitched roof with an eaves height of 4.11 metres. The total height of the structure is 5.18 metres. The structure is 7.62 metres wide by 21.34 metres long, giving an external footprint of 162.58 square metres.

The brick exterior is rustic red in colour and is internally lined with 100 millimetres of paint grade breeze block. The roof comprises plastisol-coated profiled steel cladding panels, shade 4 grey in colour, like that of the existing building (Insulated 115 millimetres thick, Kingspan

KS1000RW trapezoidal profile roof panels, colour “Goosewing Grey” (RAL 080 70 05, BS 10A05).

There are a total of four single access doors and two roller shutter doors within the new structure.

The single steel powder-coated access/fire doors are situated in the north and south elevations of the building: two in each at equal distances. There are insulated steel roller shutter doors (2.74 metres wide by 3.81 metres high) in the north elevation.

The building is approximately 2 metres from the fence due south (bordering the current sales yard) and 6.5 metres west from the steel-framed structure granted permission under PA/2020/386. It is approximately 95 metres along and 6.8 metres east of the access road that leads off Sandtoft Road.

The vehicle access to the site is taken from the gated access road (just off Sandtoft Road).

Associated hard-standing, which provides access to the building units, was granted under planning permission PA/2020/386.

The structure is connected to existing drainage services. A full drainage plan and diagram have been included with the application. All guttering and downpipes are PVC (colour Merlin Grey).

Key issues

The main issues to consider in 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**
- **whether the proposal is an acceptable departure from the local development plan.**

Principle of 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 the development boundary of Belton as defined within the HELA DPD and as such is in the open countryside for planning purposes.

Policy RD2 of the local plan sets out the council's approach to proposals for development in the open countryside, stating 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 Core Strategy, similarly, seeks to restrict development outside development boundaries to that which is essential for the functioning of the countryside.

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

This application seeks permission for an already built brick structure for storage and distribution. The building is like surrounding buildings within the wider landscape. Accordingly, this application must be considered in relation 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 within an established industrial area adjacent to it, and is surrounded by existing and proposed (allocated) industrial land. Consequently, the proposed industrial development is acceptable in this location due to the industrial nature of the area.

As noted in the planning history section, while there are isolated large-scale development proposals in the area which have been refused, this development does not constitute a large-scale development which would have a significant impact on the surrounding area or landscape. It should also be noted that other industrial buildings have been approved in this location in recent years. In these instances, significant weight has been given to the scale, impact and character of the surrounding area. It is judged that the structure is appropriate in the area and would support the expansion of existing businesses, safeguard jobs and benefit 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.

On balance, although the application site lies outside of any established development limit and the development is contrary to local planning policy which seeks to restrict development in the open countryside, the economic benefit of the development outweighs any conflict with policy, particularly given the fact that there is limited impact on the character and appearance of the open countryside in this instance.

It is therefore considered that the development aligns with paragraph 47 of the NPPF in that there are material considerations that indicate a departure from the development plan is appropriate in this instance.

The principle of development is therefore acceptable.

Layout, siting and design

Policy DS1 of the local plan expects a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused.

All proposals will be considered against design quality and should reflect or enhance the character, appearance and setting of the immediate area, and the design and layout should respect, and where possible retain and/or enhance, the existing landform of the site.

Policy CS5 of the Core Strategy requires that all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design that is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

The site is outside the development boundary of Belton. As indicated earlier, this application relates to an already built brick structure for storage and distribution within an area of a cluster of similar buildings. Further, it is surrounded by existing industrial and commercial development. In general, this development is within a wider industrial landscape.

The building measures 7.62 metres wide by 21.34 metres long. It is approximately 5.18 metres high and has a dual pitch form.

Having considered the location, scale and material of the storage and distribution building and the surrounding area, it is judged acceptable as it is within an industrial and commercial development, close to existing storage buildings. Also, it is already in use and fits in well with the character of the area.

Furthermore, the character of the area is industrial and not rural as would normally be expected in the open countryside. Accordingly, the layout, siting and design are acceptable.

Residential amenity

Policy DS1 of the local plan requires that all proposals will be considered against design quality and should reflect or enhance the character, appearance and setting of the immediate area, and the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

On amenity impact, this policy requires that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

As there are no residential properties immediately adjacent to the application site, and Environmental Protection have not raised any concerns or objections with regard to impact on residential amenities, it is considered that the building and its use will not impact negatively on residential amenities.

This is an existing storage and distribution building currently in use. No objections or issues have been raised by the public or consultees in terms of amenity impact and there are no records of complaint about the building.

Overall, this application does not raise any residential amenity issues.

Highway safety

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety. Both policies are considered relevant.

As outlined previously, vehicle access to the site exists and is taken from the gated access road (just off Sandtoft Road) that runs along the east boundary of the first area of buildings, and then along the west of the building the subject of this application.

Highways have no objection to the application. Initially, they sought the implementation of a traffic regulation order (TRO) in the vicinity of the application site. Following discussions with Highways, the officer has confirmed that a TRO was implemented earlier this year (2022). The Section 106 officer has therefore confirmed that they will not be requesting a contribution in respect of a TRO.

On this basis, the access arrangements are considered acceptable and the building and its use are not considered to be harmful to highway safety.

Flooding and drainage

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water 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 an extended drainage design for industrial units and discussions with the developer, they have withdrawn their objection subject to the imposition of a condition and an informative comment. The proposed condition will secure the detailed drainage design for the site which has been reviewed and agreed by the LLFA drainage team.

The Environment Agency has no objection to the application, given the scale and nature of the development.

Land contamination

The 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 potential for it to have been impacted by contaminants such as hydrocarbons and contaminants from degreasing fluids, munitions pits and burning pits.

The Environmental Protection team has requested a condition to protect against any contamination that may be encountered during construction. However, the building has already been constructed and no further intrusive works are required that would be at risk of contamination. Therefore, the suggested condition is not necessary.

Conclusion

This application relates to an already built brick structure for storage and distribution (B8 use class) which is currently in use.

From the assessment above, the development does represent a departure from the development plan which is being recommended for approval and therefore requires to be determined by the planning committee.

Whilst the application site is outside the development boundary of Belton, where industrial development is not normally acceptable, it is judged acceptable because it is adjacent to an existing industrial business and is surrounded by industrial development.

The structure is already in use by a local business and therefore is judged to directly support the expansion of local businesses, securing employment and thereby benefiting the local economy, which is strongly supported by the NPPF.

Furthermore, the current use of the structure for storage and distribution demonstrates that the development does not harm the existing highway network or the amenity of residential properties and poses no unacceptable risk of flooding. This is also demonstrated by the supporting information submitted with the application.

On balance, the development is considered to be an acceptable departure from the development plan and the application should be supported subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

1.

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

- Site Location Plan
- East and West Elevations
- Proposed North and South Elevations
- Proposed GF Floor Plan
- Existing and Proposed Block Plan: ESD0800_PBO
- Hardstanding Drainage Layout: Dwg. No. 1378/06 Rev C
- Drainage Areas: Dwg. No. 1378/10 Rev C
- Extended Drainage Layout: Dwg. No. 1378/05 Rev C.

Reason

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

2.

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

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 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.

Informative 1

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 will increase the areas and depths of flooding and, according to the submitted drawing, it is assumed will 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 will also improve the long-term viability of the development.

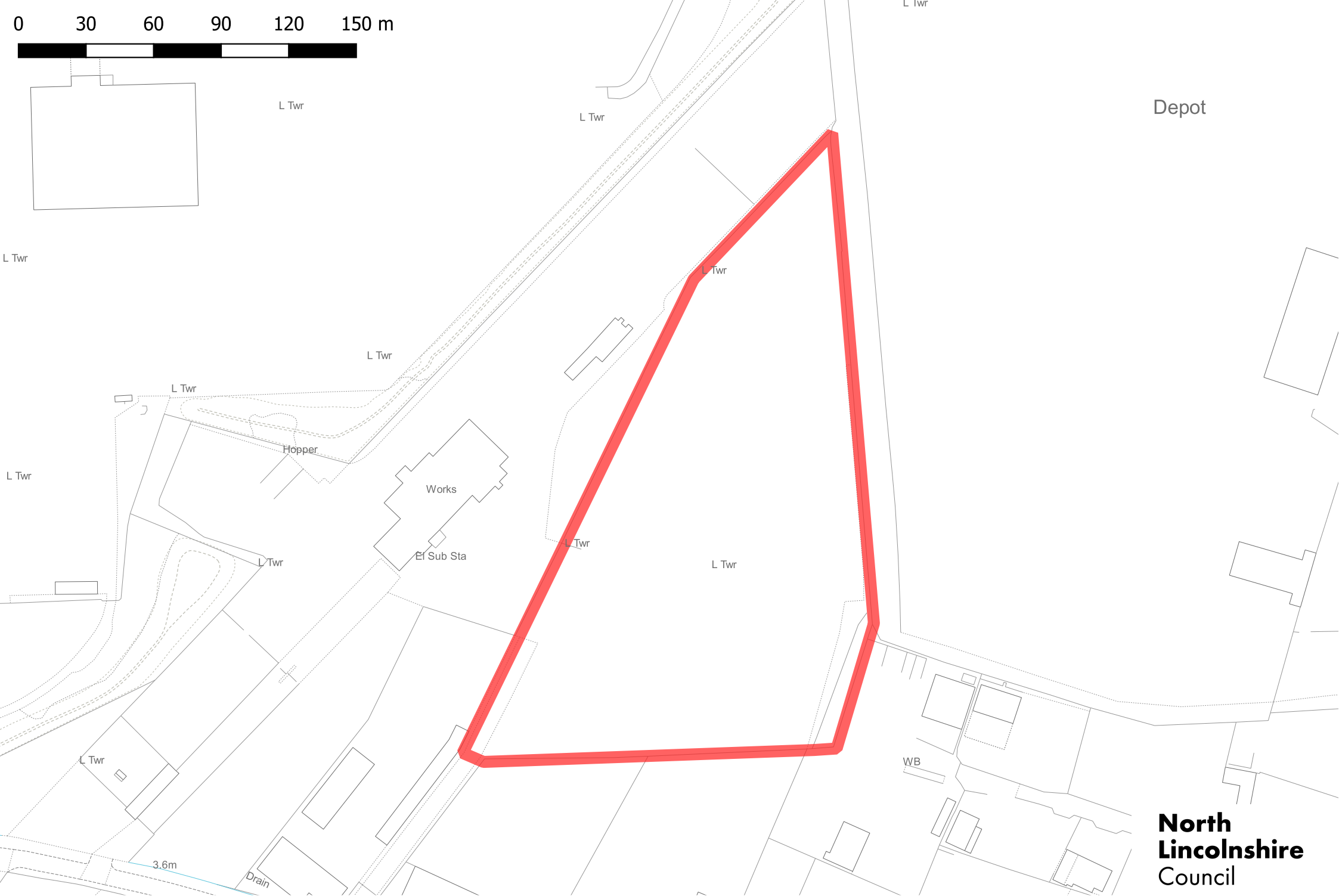
Informative 2

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.

Informative 3

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.

0 30 60 90 120 150 m



Depot

L Twr

L Twr

L Twr

L Twr

L Twr

L Twr

L Twr

Hopper

Works

El Sub Sta

L Twr

L Twr

L Twr

L Twr

L Twr

3.6m

Drain

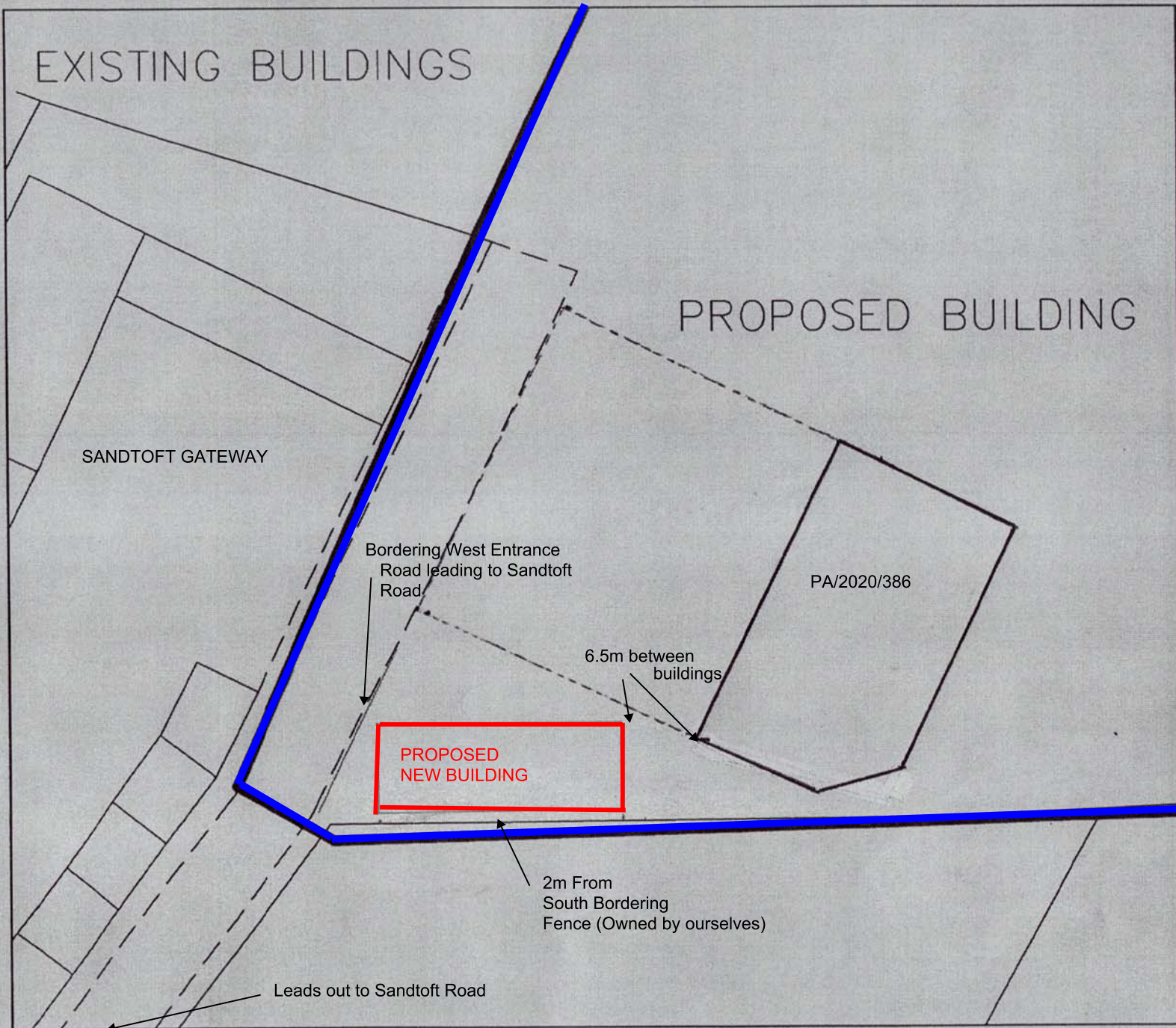
WB

**North
Lincolnshire
Council**

PA/2020/1458

© Crown copyright and database rights 2021. Ordnance Survey 0100023560

PA/2020/1458 Proposed layout (not to scale)



Notes
 This drawing and the information contained therein is issued in confidence and is the copyright of ESD Surveying Limited. Disclosure of this information to Third Parties and unauthorised copying or replication of this data without approval is forbidden.



Rev	Date	Drawn	Description	Ch'd

Rev	Date	Drawn	Description	Ch'd

ESD SURVEYING
 Unit 2,
 Cedar Business Centre,
 Bamsley 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

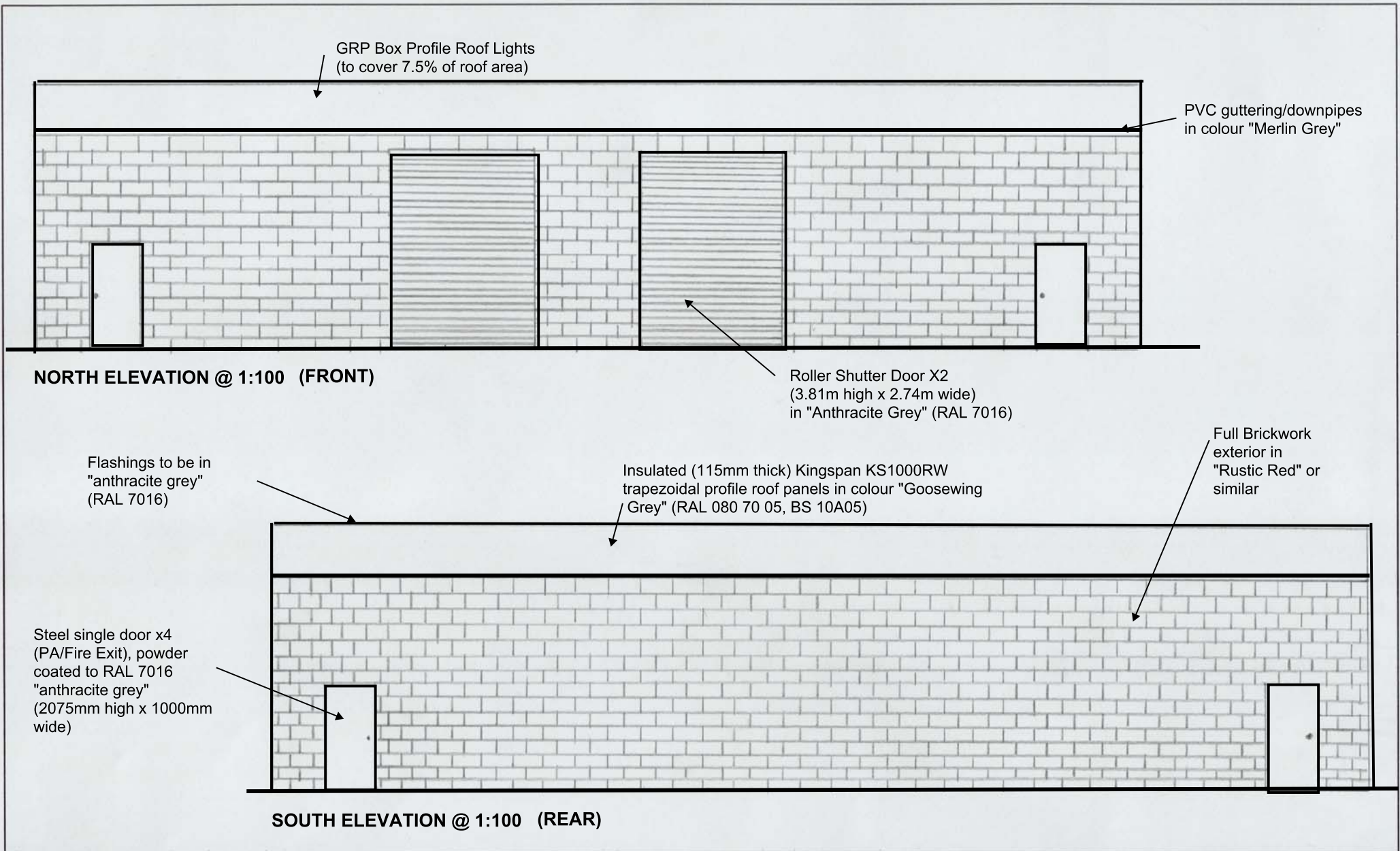
Title: OS Tile
 Proposed Building Overlaid




Surveyed	Drawn
Check	Date: 25/02/2020

Scale: 1/500	[A4 Sheet] DWG Ref (Layout No): ESD0800_PBO	Status: FINAL
--------------	---	---------------

Job No: ESD0800	Rev: 0
-----------------	--------

PA/2020/1458 Proposed north and south elevations (not to scale)



	Delta Salvage Ltd Delta Business Park Sandtoft Doncaster DN9 1PN	  	PROJECT		Proposed Storage Building: Delta Salvage, Belton, Doncaster, DN9 1PN		
			TITLE		NORTH & SOUTH ELEVATIONS		
			SCALE:		DATE	DRG No.	REV.
1:100 @ A4							
REV	DETAIL	INT.	DATE				