

Officers Report

Planning Application No: 145585

PROPOSAL: Planning application for a permanent canopy covering to an existing road sweeper bunker.

LOCATION: West Lindsey Operational Services Depot, Caenby Corner, Market Rasen Lincolnshire LN8 2AR
WARD: Waddingham and Spital
WARD MEMBER(S): Cllr Summers
APPLICANT NAME: Mr A Selby

TARGET DECISION DATE: 21/11/2022
DEVELOPMENT TYPE: Minor - all others
CASE OFFICER: George Backovic

RECOMMENDED DECISION: Grant Permission

This application is reported to planning committee because the application is made by an employee on the behalf of West Lindsey District Council.

Description:

The site is within the West Lindsey Operational Services Depot at Caenby Corner, more specifically the north eastern section next to the existing storage buildings at the furthest point away from the A631 to the south. It is proposed to erect a permanent canopy with lighting fixed to its underside illuminating the existing concrete surfaced road sweeper bunker. The existing bunker which measures 15m x 5.4m, has 1.5 m high concrete walls to 3 sides. Aluminium trapezoidal cladding, blue grey in colour will be affixed above the existing walls to a total height of 5.3m above ground rising to a maximum height of 6.4 m above ground level. A mono pitch roof in aluminium trapezoidal sheeting is proposed.

Relevant history:

140485- Planning application to erect a new operational services depot to facilitate waste services in the region, including an operations office and staff welfare building, external yard for storage and maintenance of the vehicle fleet, bulky storage facility, staff and visitor parking, and site landscaping. Approved 8/7/2020.

141372- Request for confirmation of compliance with conditions 2, 3 and 4 of planning permission 140485 granted 08 July 2020. Approved 2/9/2020.

142188- Request for confirmation of compliance with conditions 6, 7 and 8 of planning permission 140485 granted 8 July 2020. Approved 8/2/2021.

142916 - Planning application to erect a new operational services depot to facilitate waste services in the region, including an operations office and staff welfare building, external yard for storage and maintenance of the vehicle fleet, bulky storage facility,

staff and visitor parking, and site landscaping being variation of condition 9 of planning permission 140485 granted 8 July 2020 re: approved plans. Approved 27/5/2021.

143441 - Planning application to erect a new operational services depot to facilitate waste services in the region, including an operations office and staff welfare building, external yard for storage and maintenance of the vehicle fleet, bulky storage facility, staff and visitor parking, and site landscaping being variation of condition 2, 3 and 6 of planning permission 142916 granted 27 May 2021 re: wording of conditions. Approved 14/09/2021.

Representations:

At the time of writing, no representations have been received.

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

Policy LP1: A Presumption in Favour of Sustainable Development

Policy LP26: Design and Amenity

Policy LP55: Development in the Countryside

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is within a Limestone Minerals Safeguarding Area where policy M11 of the Core Strategy Applies.

National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework.

Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Design Model Code (2021)**

- **Consultation Draft Central Lincolnshire Local Plan Review June 2021 (DCLLPR)**

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft ("Reg 18") of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft ("Reg 19") of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted "Reg 19" Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given)

Main issues

- **Principle including consideration of detailed impacts**

Assessment:

Policy LP55 Part E: Non-residential development in the countryside, is the most relevant policy against which to assess the proposals. This supports non-residential development provided that:

a. The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;

This criteria is met as it falls within the established operation depot.

b. The location of the enterprise is suitable in terms of accessibility;

This criteria is met as the existing access will be used.

c. The location of the enterprise would not result in conflict with neighbouring uses; and

This criteria is met as is located within the operational depot.

d. The development is of a size and scale commensurate with the proposed use and with the rural character of the location.

The canopy covers an area of 83 sq.m with a ridge height at its maximum of 6.4m. By way of a general comparison prior approval for a new agricultural building with a floor area of 800 sq.m with a ridge height of 8.2 m was not required on 29.09.22(Ref: 145487). The development is therefore of a size and scale that is commensurate with its location within the depot and is relatively modest in size and scale at a distance in excess of 160 m from the A631. The proposed lighting faces downwards to light up the area that the Road sweeper uses within the bunker and will not be readily noticeable beyond the bunker itself which is located within the larger operational depot. All the required criteria are considered to be met, allowing the principle and detail to be supported.

Conclusion and planning balance

This is a proposal that is acceptable in principle and will not result in any adverse impacts on the existing site or wider countryside location in accordance with policies LP26 and LP55 of the Central Lincolnshire Local Plan, and approval is recommended.

Recommendation: Grant approval subject to the following conditions:

Conditions stating the time by which the development must be commenced;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- Site Location: 180229 WCA 00 00 DR A PL100 S0 P01
- ENCLOSURE LIGHTING LAYOUT 19/3300/E63/EX04 REV B

- Proposed Road Sweeper Bunker, Plans, Elevations and Sections 180229 WCA ZZ
ZZ DR A PL102 P04

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans in the interests of proper planning