

DELEGATED ASSESSMENT

Application no: PA/2024/352

Proposal: Planning permission to site forty-two storage containers and to use existing storage container as site office and provision of associated parking

Location: Land east of unit 6, Weaver Court, Sawcliffe Industrial Estate, Scunthorpe, DN15 8RN

Applicant: Sean Tucker

Officer: Deborah Oikeh

POLICY

Core Strategy – CS1, CS2, CS11, CS17, CS18, CS19, CS20 and CS25

Local Plan – IN3, T1, T2, T19, DS1 and DS16

NPPF– chapters 6, 11, 12 and 14

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until 2025.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS3: Development Principles

DM1: General Requirements

DM3: Environmental Protection

DQE1: Protection of landscape, townscape and views

DQE2: Landscape Enhancement

DQE3: Biodiversity and Geodiversity

DQE4: Local Nature Reserves

DQE5: Managing Flood Risk

DQE7: Climate Change & Low Carbon Living

DQE12: Protection of trees, woodland and hedgerows

EC1: Employment Land Supply

EC2: Existing Employment Areas

CONSULTATIONS

Highways: No objection subject to conditions

Drainage: No objections subject to conditions.

Health and Safety Executive: no objections

Environmental Health: No objections subject to condition

Ecology: Recommended pre-commencement condition which has been agreed with applicant

PUBLICITY: A site notice has been displayed in accordance with article 15 of the DMPO 2015 (as amended)

LETTERS OF COMMENT: No letters of comment have been received

Proposal and Site Characteristics

The proposal relates to the siting of 42no storage containers and associated office and parking space. The application site is situated adjacent to existing industrial units (7a-10) along Hargreaves Way in Scunthorpe. The site is set on the other side of Sawcliffe Industrial Park, Bessmer Way in Scunthorpe. The application site is located within the defined development limits of Scunthorpe as defined within the HELAP DPD.

Planning History

PA/2023/19: Planning permission to erect two industrial units and associated works approved 23 June 2023

PA/2018/1696: Planning permission to erect 8 light industrial storage/office units: approved 22 January 2019.

PA/2020/341: Application to discharge conditions attached to planning permission PA/2018/1696

ASSESSMENT

The following considerations are relevant to this proposal:

- Principle of Development
- Design and Impact on the Character and Appearance of the Area
- Impact on Highway Safety
- Flood Risk and Drainage
- Ecology

Principle of Development

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011), and the Housing and Employment Land Allocations DPD (2016).

Policy CS1 of the North Lincolnshire Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. Part of policy CS1 states that opportunities for economic development will be provided within existing established employment locations as well as on additional sites. Focus will be on the town centre and areas to the north of the Scunthorpe urban area around the Normanby Enterprise Park. A range of sites and premises will be required to meet business needs and to meet the overall aim of diversifying the economy.

Policy CS2 prioritises *“...Previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions.*

Policy CS11 relates to provision and distribution of employment land and it states ‘The council will support the continued expansion and improvement of North Lincolnshire’s economy in order to create a step change in the area’s role regionally and nationally. This will be achieved through the identification and allocation in the Housing and Employment Land Allocations DPD of a range of appropriate sites for employment and economic uses that will meet the requirement for an additional 40 hectares of employment land between 2006 and 2021 as identified within the Regional Spatial Strategy. This land will accommodate traditional land use (use classes B1, B2 & B8) as well as key priority growth sectors.

Until recently, the site was considered a committed development site under Local Plan Policy CIN2: Sawcliffe Industry Park. However, the site was de-allocated within the Housing and Employment Allocations Development Plan Document. Nevertheless, the site is deemed to be “Part of established employment area.” (Housing and Employment Allocations Appendix 4). Additionally, the principle of development has been established under PA/2018/1696 and PA/2023/19.

Policy IN3 of the North Lincolnshire Local Plan states that, *“Proposals for B1, B2 and B8 industrial and commercial development, including extensions to buildings, limited*

infilling between buildings, redevelopment of existing sites and conversion of buildings in the Scunthorpe and Bottesford Urban Area, ... will be permitted provided that:

- i) The development should respect its position and setting within the landscape and be compatible with existing and proposed surrounding uses, in particular adjoining residential areas. Landscaped buffer zones shall be provided to separate uses where appropriate. Consideration will be given to the use of other measures such as sound insulation, pollution control and restricted hours of working to minimise potential amenity problems, with the use of conditions and legally binding agreements as necessary; and*
- ii) Sites should be planned and laid out on a comprehensive basis. Particular attention should be paid to the layout, density, design, height and materials of the development. These should be in keeping and compatible with the layout of any existing nearby or adjacent development; and*
- iii) Outside storage areas which are open to public view from beyond the site should be screened. Open storage and handling of loose materials and refuse will not be permitted. Enclosed roofed storage areas will be required to store such materials; and*
- iv) provision should be made within the curtilage of each industrial site for loading, offloading and vehicle turning facilities; and*
- v) Comprehensive landscaping schemes, including suitable boundary treatment, should be submitted as part of a detailed planning application and be treated as an integral part of the development.”*

The site is located in an area characterised by industrial uses within Scunthorpe with no immediate residential dwellings or settlement. The site is well connected to the Road Network links. The proposed layout and storage design follow the existing pattern of industrial units on the wider site. The proposal incorporates hardstanding and tarmacking to make provision for parking and loading on the site. Landscaping or boundary treatment scheme would incorporate palisade security fencing with storages painted in natural colour (green) lining the southern boundaries. The proposal is therefore considered to comply with Core Strategy policies CS1, CS2 and Local Plan policy IN3 and the objectives of the NPPF. Accordingly, the proposal is acceptable in principle.

Design and Impact on the Character and Appearance of the Area

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) states 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, provided that it is appropriate for its location and is informed by its surrounding context. Design which 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 application site is located within close to Sawcliffe Industrial Park and adjacent to existing industrial units 1 to 8 along Hargreaves Way, Scunthorpe. The total gross internal floor space for the 42no storages is 573m². The height of the proposed storages will not be above the existing structures on the site. Elevation plans depicts that the proposed storages would be made of steel and have green appearance similar to the existing industrial units on the site. The proposed storages would be sited along the southern and eastern boundaries. Nevertheless, the proposals' appearance would give a natural feel to the landscape and would not appear isolated from existing industrial units on the site. It is considered that the proposal will not be at odds with the character of the area nor impact the landscape negatively. Therefore, the proposal complies with Policy IN3 and DS1 of the LP and Policy CS5 of the CS.

Flood risk and Drainage

Policy CS19 (this policy sits alongside DS16 of the local plan) is concerned with flood risk and states that the council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk-based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood.

The site is located within Flood Zone 1 of the North Lincolnshire Strategic Flood Risk Assessment accordingly the most suitable location for the proposed development in flood risk terms.

Planning permission granted under PA/2018/1696 suggests the site would be developed in phases and this permission allowed the erection of 8 industrial units subject to planning conditions. Planning conditions included submission of a detailed drainage scheme for the whole development (phase 1 to 4) amongst others. This has been subsequently discharged under PA/2020/341. However, a drainage strategy is submitted with this current application which relates to the lot of land within the red line boundary. Additional information i.e. drainage strategy has submitted by the applicant following the initial objection. This information has been reviewed by the Council's LLFA drainage team and no concerns have been raised subject to the imposition of planning conditions which shall be applied to any permission the council is minded to grant.

Therefore, the proposal is considered to comply with policies DS16 of the North Lincolnshire Local Plan, CS19 of the Core Strategy provided the recommended condition is complied with.

Highways

Policy T1 of the North Lincolnshire Local Plan is concerned with the location of development and is succinct with the spatial strategy of the Core Strategy. Policy T2 is concerned with access to development, and it states that all proposals should be provided with a satisfactory access. Policy 19 relates to car parking provision and standards, and in summary requires that developments which result in additional parking needs shall incorporate proposals to fully meet that demand.

The proposal does involve the creation of extra parking area for storage. The site is within cycling distance from Scunthorpe Town Centre and bus stops along Mannaberg Way. Comments from the Highways team of the council have been sought and no objection has been raised subject to compliance with planning conditions for the provision of vehicle access and cycle parking facilities.

Therefore, it is considered that the proposal is in accordance with policy T1, T2 of the North Lincolnshire Local Plan.

Ecology

Policy CS17 relates to biodiversity and seeks to ensure developments produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.

No new survey information has been presented with the current application. The 2018 survey information is now nearly six years old, so ideally, an updated Ecological Impact Assessment should have been provided. The 2018 survey information shows the presence of invasive non-native species Japanese Knotweed. Accordingly, the council's ecologist recommends that new survey information be provided prior to determination, or some pre-commencement conditions be imposed upon any planning permission the council is minded to grant. The applicant has agreed to the imposition of pre-commencement conditions which include submission of species protection plan, biodiversity metric assessment and biodiversity management plan prior to commencement of the development. Subject to fulfilling these conditions, the scheme is considered to be in accordance with policy CS17.

Conclusion

The proposal seeks planning permission to erect 42no storage containers on the land-Sawcliffe industry Park. The location is within the development limit of Scunthorpe. The site is close to other established and sustainable industrial sites in Sawcliffe. No concerns are raised by statutory consultees and pre-commencement conditions have been agreed. Chapter 6 of the NPPF relates to 'building a strong, competitive economy. Paragraphs 85-89 of the chapter encourages planning policies and decision-making to help create 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 opportunities for development. The wider objective of the proposed development is considered to accord with the aims of the NPPF. The proposal is therefore recommended for approval.

RECOMMENDATION: Grant full permission subject to conditions.