

Application Number:	2019/0964/FUL
Site Address:	Council Central Depot, Waterside South, Lincoln
Target Date:	25th January 2020
Agent Name:	Lindum BMS
Applicant Name:	Mr Simon Cann
Proposal:	Demolition of existing buildings and installation of permanent raking shores and external rain-screen cladding.

Background - Site Location and Description

The application proposes the demolition of an existing range building and installation of permanent raking shores and external rain-screen cladding. The application site is within the Council Central Depot at Stamp End, Waterside South.

The application site lies to the east of Lincoln City Centre fronting Waterside South and is sited to the south of the River Witham and to the north of the Sincil Dyke. To the east is Siemens the local area is characterised by industrial uses.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 14th January 2020.

Policies Referred to

- Policy LP5 Delivering Prosperity and Jobs
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regards to:

- Effect on national and local planning policy
- Effect on local amenity
- Effect on highway safety
- Other matters

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
National Grid Plant Protection	Comments Received
Environment Agency	Comments Received

Public Consultation Responses

No responses received.

Consideration

National and Local Planning Policy

Paragraph 80 of the National Planning Policy Framework states that 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 opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Within the Central Lincolnshire Local Plan Policy LP5 identified the site as an Important Established Employment Area (EAA), the policy states that the expansion of existing businesses within EAA's will be supported provided that the proposed development is of a scale that respects the character of the area and/or neighbouring land uses. The proposal is a continuation of the existing use and is therefore in accordance with the relevant Local Plan Policy.

Central Lincolnshire Local Plan Policy LP26 requires that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Effect on Visual Amenity

The range proposed for demolition is located within the wider Siemens and Council Depot site and therefore not open to public views. The range is in a poor state of repair and has not been operational for a substantial period of time. The range shares a party wall with Siemens Main Works building which has recently been refurbished. The range is affecting the operations within the building and the applicant advises that the only solution to avoid this is to demolish the range. The range is not listed and not located within a conservation area and it has no beneficial use and so it is therefore considered that its demolition would not have a harmful impact on the local area in accordance with the Central Lincolnshire Local Plan Policies LP5 and LP26.

Remedial works involving the installation of permanent raking shores and rain-screen

cladding is also proposed. The proposal would only be open to limited public views and it is therefore considered that the visual amenity of the wider area and the character and appearance of the area would not be harmed in accordance with the Central Lincolnshire Local Plan Policies LP5 and LP26.

Effect on Local Amenity

Policy LP26 refers to the impacts upon amenity. Given the location of the proposed structure it is considered that there would not be any harmful impacts from the development upon adjacent land users. There are no surrounding residential properties that will be harmed by these proposals, no objections have been received from neighbouring properties and the Council's Pollution Control Officer does not object.

Effect on Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

The Environment Agency have raised no objections to the proposal.

Application Negotiated either at Pre-Application or during Process of Application

Yes.

Conclusion

The proposed development is appropriate in terms of its use and provides a solution to an ongoing operational issue at the nearby works site, it will not be detrimental to the residential or the visual amenity of the locality in line with the National Planning Policy Framework and Policy LP5 and Policy LP26 of the Central Lincolnshire Local Plan.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- Development to be carried out in accordance with the plans
- Development to commence within 3 years
- Reporting of any unexpected contamination found during the demolition