

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 6 December 2017

(Author: David Grant - Planning Officer)

Purpose: To consider Planning Application H11-0654-17

Application Number: H11-0654-17

Date Received: 10 July 2017

Application Type: FULL

Description: Change of use from bowls club to retail warehouse (A1)

Location: Unit 2, The Chase Long Sutton Spalding

Applicant: L C S Property Ltd

Agent: L C S Property Ltd

Ward: Long Sutton

Ward Councillors: Cllr A C Tennant
Cllr J Tyrrell
Cllr L J Eldridge

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H11-0654-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Issues raised merit Committee consideration.

2.0 PROPOSAL

2.1 This is an application for the change of use from a bowls club to Class A1 retail warehouse. The application is supported by a retail impact assessment.

2.2 The proposal does not seek any external alterations at this stage, only the change of use of the building. The building has a floor area of 1380 sqm and it is proposed that 790sqm would be used for retail with the remainder as storage. 48 customer parking spaces would be provided.

3.0 SITE DESCRIPTION

3.1 The application site has an area of approximately 0.475 hectares and contains the building last used by the Indoor Bowls Club and parking area. The site is outside the defined shopping area for Long Sutton in the South Holland Local Plan 2006. To the north of the site is a Coop store. To the west, south and east the site borders residential gardens with a petrol station to the north-west.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

SG1 - General Sustainable Development
SG17 - Protection of Residential Amenity
EC7 - Retail Development Outside Defined Retail Centres

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 14 - The presumption in favour of sustainable development
Paragraph 17 - Core planning principles
Section 2 - Ensuring the vitality of town centres

4.2 Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 None

6.0 REPRESENTATIONS

6.1 Long Sutton Parish Council

"The Parish Council are aware of the concerns of local businesses who are worried that a large retail warehouse could concentrate business in one area of the town and detract from the local independent businesses in the Market Place and ask that these concerns be considered."

6.2 Long Sutton & District Civic Society

"The Society is concerned about an increase in A1 use in this location because of the potential impact to the viability of the main shopping street, Market Place. The diversity and quality of the Towns shopping offer is one of its key attributes and whilst this proposal could benefit that, it could also pose a significant challenge to its continued viability."

"The existing Co-Op is a complimentary use to local shopping, as indeed may be some new A1 users occupying the proposed development. We are concerned however that with such a broad range of uses capable within the A1 use class, many uses could conflict with the viability of established businesses and could shift the 'centre of trading gravity' from Market Place to the new 'Co-op Precinct' having a seriously detrimental effect on the overall trading position of Market Place, which is at the heart of the Conservation Area."

6.3 County Highways & SUDS Officer

No objections.

6.4 SHDC Environmental Protection

No objections.

6.5 SHDC Planning Policy

Requested a Retail Impact Assessment to assess potential impact on the allocated Primary Shopping Area of Long Sutton and the surrounding area.

6.6 Public

14, 15 & 16 Church Green have objected to the proposal. They have expressed concerns with noise from the business during operating hours as well as from vehicular deliveries. Concerns have also been expressed with regard to potential future lighting provision, HGV movements and air pollution.

7.0 MATERIAL CONSIDERATIONS

- 7.1 The key issues for consideration in this application are:
- Planning Policy and Impact upon Primary Shopping Area;
 - Noise from business operations;
 - Potential lighting provision;
 - HGV movements;
 - Air pollution.

7.2 Planning Policy and Impact upon Primary Shopping Area

- 7.3 The applicant has confirmed that with regard to the proposed unit that: "The property will predominantly be used for the sale of mens, ladies and childrens clothing, footwear and accessories, household furnishings & homeware. Plus a small selection of hardware, furniture, garden goods, tools, toiletries and perfumes, toys and games, CD's, DVD's ,books, travel goods, jewellery, stationery, confectionery, Christmas decorations, electrical goods and confectionary/groceries."

- 7.4 There are not a large number of retail units that offer clothing, household furnishings or homeware within the Primary Shopping Area. It is considered that the proposed retail unit will expand the range of retail goods in the area without having a material impact upon the existing retail provision. It is our local circumstances within South Holland in the Draft South East Lincolnshire Local Plan which have merited the Retail Impact Assessment as NPPF has a higher floorspace threshold. Previous concerns regarding the figures submitted have now been addressed.

- 7.5 In terms of planning policy the site is outside but adjacent to the defined shopping centre of Long Sutton in the 2006 Local Plan. This is also the case in the emerging South East Lincolnshire Local Plan.

- 7.6 The NPPF expects Local Planning Authorities to plan positively and that there should be a presumption in favour of residential development (paragraph 14). With regard to retail uses the NPPF at paragraph 24 advises that Local Planning Authorities should apply a sequential approach to planning applications for retail and leisure uses that are not in an existing centre and are not in accordance with an up to date Local Plan. Further, the NPPF identifies that when assessing applications for retail and leisure developments outside of town centres , which are not in accordance with an up to date Local Plan, Local Planning Authorities should require an impact assessment if the development is over a proportionate, locally set floor-space threshold. If there is no locally set threshold the default threshold is 2,500 sqm.

- 7.7 The Town Centres and Retail Capacity Study (2013) identifies that the small scale of many centres in South East Lincolnshire means that impact assessments will be required for proposals over 250 sqm (net) sales floor space where they are not in Spalding or the District and Local Centres. Although Long Sutton is a Local Centre the application site is outside the Town Centre Boundary.

- 7.8 In response to this the applicant has submitted a retail statement. This concludes that:
- there is a qualitative and quantitative need for comparison goods floorspace to address the leakage of comparison goods expenditure;
 - the proposal will help recover some of the lost trade and reduce the amount and length of trips for shoppers making comparison goods shopping trips;
 - there are no sequentially preferable locations for the development in the centre of Long Sutton, or within other centres in the anticipated catchment for the proposed store, namely the centres of Sutton Bridge and Holbeach;
 - growth in comparison goods expenditure alone is more than sufficient to sustain the proposed development. Notwithstanding this the impact of the proposed development on any one centre is negligible and will not have an impact on town centre vitality and viability including local consumer choice and trade in the town centre and wider area;
 - the proposed development will not impact on existing committed and planned public and private investment in a centre or centres in the catchment area of the proposal;
 - the proposed development will have a positive impact on the vitality and viability of Long Sutton Shopping Centre;
 - the proposed development accords with policies set out in the South Holland Local Plan and the emerging South East Lincolnshire Local Plan and accords with the requirements of the sequential test as outlined in paragraph 24 of the NPPF and would not constitute a significant adverse impact as defined in paragraph 26 of the NPPF.
- 7.9 It is considered the retail statement constitutes an appropriate assessment of the impact of the proposal and given the absence of contrary evidence there are not sound reasons for refusing the application.
- 7.10 Noise from business operations
- 7.11 There is not considered to be a material increase in noise arising from the proposal. The Chase already contains a petrol station and the car park for the adjacent Co-operative retail store. Environmental Protection has expressed no concerns regarding potential noise impacts.
- 7.12 Potential lighting provision
- 7.13 The application does not provide any lighting as part of the proposal. It is anticipated that any future lighting would be in association with advertisement signage on the front elevation of the building. This would not have an impact on residential properties or the surrounding area if forthcoming.
- 7.14 HGV movements
- 7.15 There is not considered to be a material impact arising from increased HGV movements. The Chase is a road that is already frequented by vehicles serving and using the petrol station and supermarket. The Highways Officer has expressed no concerns regarding this matter.
- 7.16 Air pollution
- 7.17 There is not considered to be a material concern. Siting a retail unit in this location will reduce vehicular emissions by lessening the need for residents to travel to other settlements for retail goods.
- 7.18 Conclusion
- 7.19 This proposal is an opportunity to increase retail provision for the residents of Long Sutton without a material impact upon the Primary Shopping Area. The proposal also brings back into use a redundant building without significant exterior works. In addition, the proposed store will reduce vehicular journeys to other settlements for retail purposes, thus reducing vehicular emissions, thereby enhancing the economic, environmental and social sustainability of Long Sutton. This is in compliance with advice contained within the National Planning Policy Framework which places a strong emphasis on the sustainability of proposed developments.

8.0 RECOMMENDATIONS

8.1 Grant permission subject to those conditions listed at Section 9.0 of this report.

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan (1:1250) & Block Plan (1:500)

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

3. The premises shall be used as a retail warehouse as set out in the Retail Statement by Acumen Planning dated October 2017.

Reason: To protect vitality and viability of the Local Centre of Long Sutton;
This condition is imposed in accordance with Policy EC 7 of the South Holland Local Plan, 2006 and national guidance contained in Section 2 of the National Planning Policy Framework, 2012.

4. The use hereby permitted shall not be open to customers except between the hours of 0900 hours to 2000 hours Monday to Fridays; 0900 hours to 1800 hours on Saturdays and 1000 hours to 1700 hours on Sundays.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

5. No deliveries shall be taken at or despatched from the site outside the hours of 0700 hours to 2100hours nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

6. No part of the land outside the building shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.
This Condition is imposed in accordance with Policy SG14 of the South Holland District Local Plan, 2006

7. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

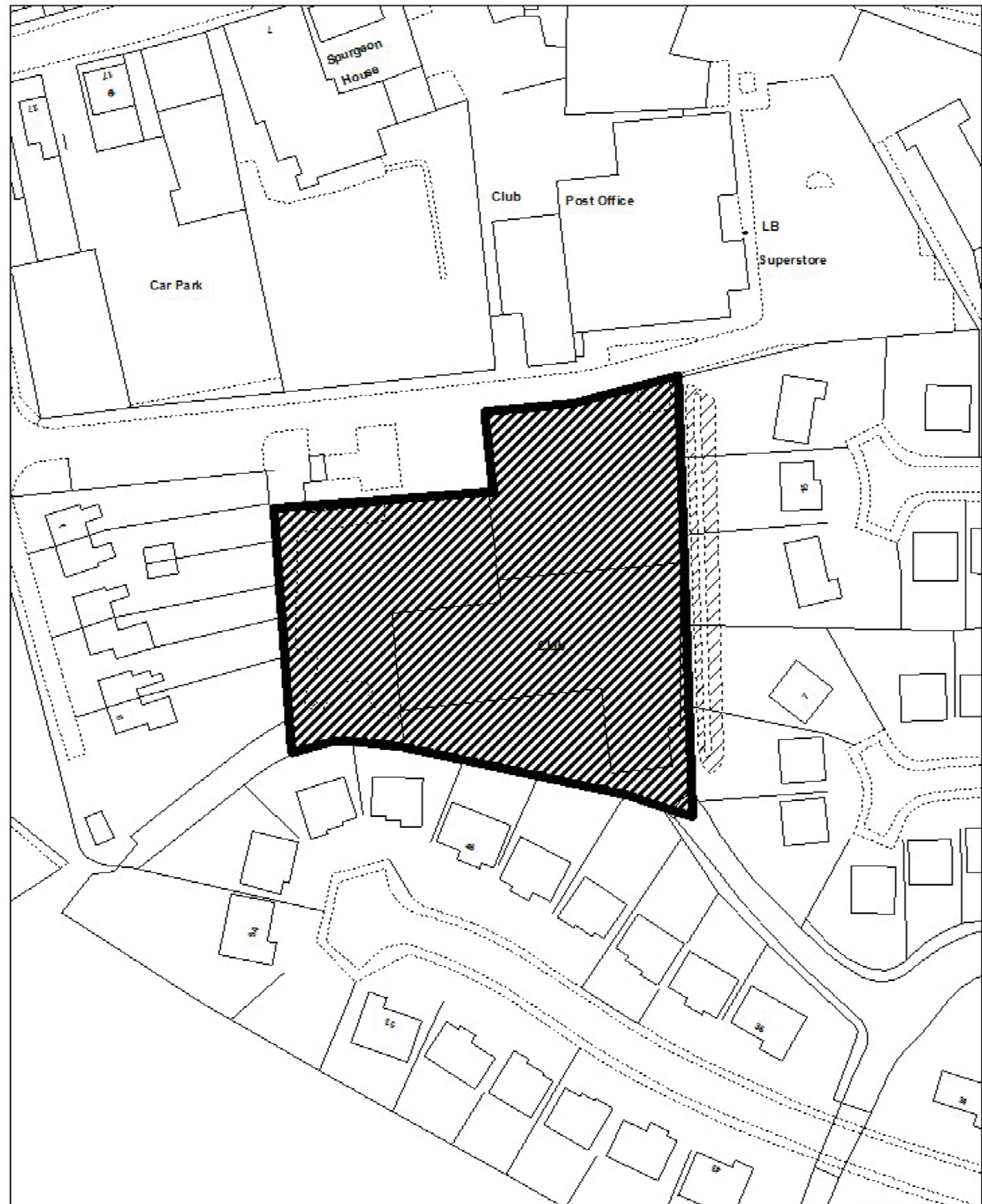
Lead Contact Officer

Name and Post: Richard Fidler , Development Manager

Telephone Number: 01775 764428
Email rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A



Scale: 1:1000

October 2017

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