DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0307-20**	**Applicant:**	**Beeken Bros.**
Proposal:	Proposed Agricultural Storage Building		
Location:	Ashleys Barn Plank Drove Crowland		
Terminal Date:	4th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is an agricultural determination application for a proposed agricultural storage building at Ashleys Barn, Plank Drove, Crowland.

The steel portal frame building will be 8.75 metres in height with a 6.7 metre eaves height. The proposed length is 24 metres with a width of 24 metres.

The store will be constructed from grey plastic coated tin, with the roof made from grey fibre cement cladding. The store will be open on three sides.

Site Description

The proposal is outside of defined settlement limits and is therefore designated as being located in

the the open countryside. The surrounding area is predominately rural and is characterised by non-nucleated linear development of varying ages and design.

History

H02-0674-92

Full - Agricultural storage building - Approved - 16 July 1992

H02-0215-06

Full - Erection of grainstore - Approved - 23 March 2006

H02-1146-08

Agricultural Determination - Proposed potato grading building - Approved - 08 December 2008.

H02-0089-11

Agricultural Determination - Proposed portal framed potato store - Approved - 10 March 2011.

Consultation Responses

No consultations are made for an Agricultural Determination Application, however the below responses have been received.

Crowland Parish Council

No comments

North Level Internal Drainage Board

No objections.

Planning Considerations

Compliance with the General Permitted Development Order

The proposal complies with the Class of Part 6 because:

- The unit of land is larger than 1 hectare in size.

- The building is for agricultural purposes.

- The building does not exceed 1000 square metres in size.

- The building is not within 3 miles of an aerodrome.

- No part of the building exceeds 12 metres in height.

- No part of the building is within 25 metres of a tarmaced road.

- The building is not for livestock or anaerobic digester / biomass boiler systems.within 400 metres of a protected building.

- The building is not sited on Article 4 land.

The details submitted comply with Class A of part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Conclusion

There are no reasons why additional details would be needed in this case, so further planning consent is not required. The details submitted comply with Class A of part 6 in Schedule 2 of the

Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.