

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0552-24 **Applicant:** J & A Woodroffe Farms Ltd

Proposal: Proposed General Storage Agricultural Building

Location: Eardley Grange Farm Wrights Drove Crowland

Terminal Date: 19th July 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2023

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

Class A of Part 6 of Schedule 2

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an agricultural storage building. This is under Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed building would have a length of 24.8 metres, width of 18.8 metres and ridge height of some 8.6 metres approximately. It would be constructed in a combination of concrete sectional grain walling (lower section) and green metal profile sheet cladding (upper section and roof). It would be used for general purpose farm storage including crops and machinery and represents the first new building to be constructed at the yard for 20+ years.

Site Description

The site forms part of Eardley Grange Farm and has previously been used for storage purposes. Associated farm buildings are situated to the north and farmhouse to the north-east. Kennulph's Farmhouse is located approximately 250 metres to the north-east.

Recent Site History

None

Material Considerations

The proposal constitutes permitted development under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. It is on a holding of more than 5 hectares and complies with the conditions within Paragraph A.1 according to the application form.

This application is therefore to determine whether the prior approval of the authority will be required as to the siting, design and external appearance of the building in accordance with paragraph A.2 (2).

The site is not in an environmentally sensitive area. The building would be constructed in materials typical of a contemporary agricultural building. It is considered appropriate for a building of this nature.

Conclusion

Prior approval for the siting, design and external appearance is not required.