DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H03-0339-19**	**Applicant:**	**Vine House Farm Bird Foods**
Proposal:	New farm shop, tea room, car parking and access - approved under H03-1291-16. Design changes to building		
Location:	Vine House Farm Bird Foods Vine House Farm Main Road		
Terminal Date:	23rd April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This is a non-material amendment application to change the design of farm shop, tea room, car parking and access at Vine House Farm Bird Foods, Main Road, Deeping St Nicholas, Spalding. Planning permission was granted under planning application ref. H03-1291-16.

The proposed changes are as follows:

·The rear protrusion perpendicular to the building which would host staff/store areas would be re-positioned across nearly the full rear elevation.
·The lean-to protrusion on the northern-east elevation would be extended to both rear and front elevations and fully integrated with the remainder of the building.
·Hip ends would be replaced for gable ends.
·The layout of the service yard/access ends to the rear of the building instead of rear/side.
·4 No. motorcycle parking spaces would be removed and 4 No. disabled car parking spaces would remain to the front of the building.
·The last tree and surrounding hedgerow on the northern-east site boundary would be cut back to create the new service yard/access.
·Slate grey tiles with imitation lead role would be replaced for standard light grey insulted composite

profiled metal panel roofing.
·Facing brickwork and mid grey vertical composite panels.
·Re-consideration of louvres to window areas an roof features in conjunction with new M & E approach.
·Still focal entrance area (gable) and porch but with a standard steel framed building solution behind.

Should the proposed alterations be carried out, the resulting design and appearance would be still acceptable.

No representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.