m a t r i x

p l a n n i n g

South Holland District Council
Planning Department

08 October 2018

Dear Sir/Madam,

Long Lane Nursery, Long Lane, Gedney Hill, PE12 0PP
Erection of Glasshouse

You Garden Limited are nursery growers and suppliers, with plant growing and distribution direct to the customer. They have recently increased their nursery growing capacity with a larger packhouse to process these plants (completed in late 2017, and aided by the 'Leader' grant programme).

Additional covered space is now required in the form of a glasshouse. In general terms, this expansion has already been the subject of discussion with officers (D. Gedney and N Burch, site meeting June 2018).

A prompt decision is requested to protect business continuity as the building is programmed for construction from early 2019 for completion prior to the next growing season.

The attached report provides background information.

Yours sincerely,



Gordon Smith, MRTPI

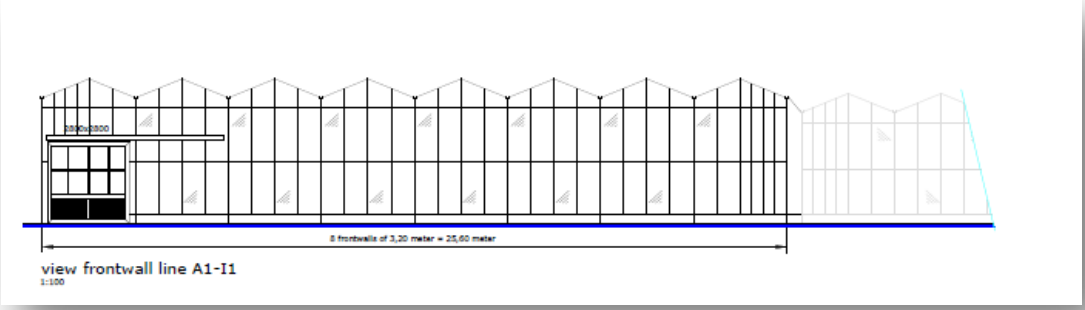
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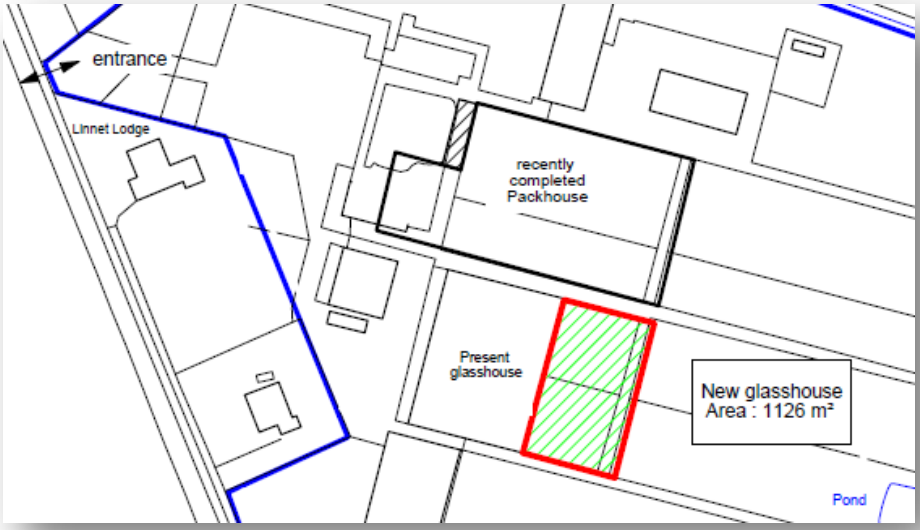
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Background and review of scheme

1. The proposal.

To build a 1126m² glasshouse as an extension to existing glasshouses on this active nursery site. It is projecting 25.6m from an existing glasshouse, with a width of 44m. The height to its ridges is 5m.





2. Site history

- H05-0505-89 Access Consent 01.09.89
- H05-0068-90 Glasshouse approved 02.03.90
- H05-0778-96 General purpose building - Prior Approval of details not required, 13.09.96
- H05-1044-00 New polytunnel approved, 18.10.00
- H05-0077-14 Four bay multispan polytunnel Approved , Greenhouse 29.04.14
- H05-0396-17 Re=erection of new packhouse. Approved and built 28.06.17

3. The site

The site is part of an active plant growing nursery some 4.46 ha in size (edged blue in the Site Plan) . The 'red line' site area is 1126 m^2 forming part of that larger site- access is possible through the site to connect with the public highway at Long lane. .

The site is a flat nursery land with concrete paths providing access to other specialist growing areas, some polytunnels, glasshouses and sheds used variously for storage and plant packing or production. The glasshouse will merely be putting a cover on present activates to allow for extended seasonal use.

A large car park to the west is just inside the entrance. A mature landscaped area marks the entrance largely screening from public view the car park and views of the site.

A new large packing shed was completed late in 2017. It is designed for packing and distribution of plants; a labour intensive operation employing a large number of staff.

4. Evaluation against planning policy.

NPPF 2018 paragraph *83* encourages the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. This is a functional structure but appropriately designed for this expanding rural business.

Policy SG4 of the South Holland Local Plan, 2006 makes provision, in principle, for agricultural development in the countryside. The proposal is consistent with this.

Policy SG14 guides the design and layout of new development. The proposal would be typical of modern agricultural buildings found within the area and would be situated within an existing nursery that is reasonably well screened by existing buildings and planting. It would not harm the character/appearance of the countryside. Indeed, it would not be readily visible from outside the site.

Site at May 2018

Application site shown in red

North



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