DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0179-24**	**Applicant:**	**K Doubleday-Collishaw**
Proposal:	Proposed agricultural extension		
Location:	Adj Sycamore Lodge Jiggles Gate Gedney		
Terminal Date:	8th April 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an extension to an agricultural 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 building would be a steel framed apex lean to type building for the storage of hay and straw and some livestock at certain times of the year. It would have a length of 36 metres, width of 27 metres and ridge height of 9.6 metres approximately.

Site Description

The site is part of an existing farmyard on the western side of Jiggles Gate. Access is off the latter via a farm roadway. The nearest dwelling is Sycamore Lodge some 100m to the south.

Site History

H06-1132-18 - Ag Det - Proposed agricultural storage building - Approved 12 December 2018.

H06-1242-18 - Ag Det - Proposed agricultural storage building - Approved 11 January 2019.

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 appears to comply with the conditions within Paragraph A.1. A building within 90 metres has not been provided on the holding within the last 2 years (existing buildings constructed approximately 2019-20).

The building would be used during the winter months to house livestock. However, the proposed agricultural building is not within 400 metres of a "protected" building. It should be noted that "protected" excludes a dwelling(s) on the agricultural unit or any other agricultural unit nearby. Sycamore House is associated with the holding and Rookery Farm to the south-west is associated with a horticultural holding.

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 adjacent the existing farmyard and would consist of concrete panels up to 2 metres high and thereafter Plastisol coated vent-air steel sheeting (Forest Green) up to the height of the eaves. The roof would be constructed in fibre cement roof sheets. It is considered appropriate for a building of this nature.

Conclusion

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