DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0606-24**	**Applicant:**	**Archie Wells Ltd**
Proposal:	Details of scheme of landscaping & tree planting & biodiversity net gain plan (Conditions 4 & 5 of H06-0251-24)		
Location:	Waters Farm Cockbourn Fen Dike Gedney Fen		
Terminal Date:	10th September 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 & 5 of H06-0251-24 (Details of scheme of landscaping & tree planting & biodiversity net gain plan).

Site Description

The site is located in open countryside on the northern side of Cockbourn Fen Dike. It is part of an existing farm yard including a range of modern agricultural buildings. An associated farm house/office is located along the frontage, plus a recent barn conversion (ref. H06-0836-19).

History

H06-0990-09 - Full - Proposed potato container - Approved 2 March 2020

H06-0253-10 - Cond Comp - Details of fixed plant machinery (Condition 4 of H06-0990-09) -

Approved 26 May 2010

H06-0836-19- Full - Change of use from an agricultural barn to a dwelling (retrospective) - Approved 30 October 2019

H09-1164-19 - Cond Comp - Details of pole mounted barn owl nest box (Condition 4 of H06-0836-19) - Approved 24 January 2020

H06-0386-20 - Full - Proposed store extension - Approved 8 July 2020

H06-0251-24 - Full - Extension to Agricultural Shed - Approved 17 May 2024

Planning Considerations

The application is accompanied by a Biodiversity Management Plan which shows that a new native hedge will be planted around the new shed extension, plus the creation of a wildlife meadow and the provision of bat and bird boxes throughout the farmyard. The Biodiversity Metric Calculation shows a 210% net gain.

Conclusion

That conditions 4 & 5 of H06-0251-24 be discharged.