DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0700-20**	**Applicant:**	**Mr A Cunnington**
Proposal:	Extension to agricultural building		
Location:	White House Farm Main Street Gedney Dyke		
Terminal Date:	22nd October 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 6, 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for an extension to an existing agricultural building (area 400 sqm).

Site Description

The site is part of existing farm yard set well back from the road and served by a vehicular new access off Main Street. Residential properties are situated to the south-west of the entrance and also on the opposite side of Main Street. Mill House and Seadike Mill (both grade II listed) are situated some 240 metres to the south east.

Recent Planning History

H06-0078-15 - Full - General purpose agricultural building and new farm access - Granted 24 March 2015.

Consultation Responses

Gedney Parish Council - Supported.

LCC Highways/SUDs - Does not wish to restrict the grant of permission

SHIDB - No comments.

Environmental Protection - No comments.

LCC Archaeology - No archaeological input.

Planning Considerations

Principle

Policy 1 of the South East Lincolnshire Local Plan, 2019 indicates that new development will be permitted in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Explanatory text indicates that there are certain types of use that need to function in the countryside, such as agriculture and forestry.

The National Planning Policy Framework, March 2019 promotes sustainable economic growth. Paragraph 83 specifically indicates that planning polices and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings.

In accordance with the above policy and advice, therefore, no objections are raised in principle to agricultural development in the countryside.

Character/Appearance

The proposed building would have a length of 18.4 metres and width of 15.2 metres approximately, with a ridge height of some 7.5 metres. It would be constructed in Goosewing Grey metal cladding.

The proposal would be viewed alongside/against existing agricultural buildings, including more substantial buildings to the rear. It is typical of modern agricultural buildings found in the fenland landscape. It would not materially harm the character/appearance of the countryside or the setting of nearby listed buildings.

The development therefore satisfactorily accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in this respect.

Amenity

The nearest residential properties are situated to the south-west of the entrance and also on the opposite side of Main Street.

The application indicates that proposal would be a general purpose agricultural building. It is set well back from Main Street and the principal opening would be on the north-western elevation facing away from residential property located off Main Street. The nature and scale of the development and its general relationship to neighbouring residential property is considered to be such that the amenity of nearby residents would not be harmed to a significantly greater degree than at present in terms lack of privacy, overlooking, overshadowing, blockage of light, noise/disturbance, etc.

The development therefore satisfactorily accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in this respect.

Highway Safety

Access to the site is via an existing new entrance. The application indicates that as well as the typical agricultural traffic flow for a farm of this type it has approximately 2 HGV vehicles visiting each day. Satisfactory parking and turning facilities are available within the yard area. The County Highways Authority has been consulted and does not wish to restrict the grant of permission on highway safety grounds.

The development therefore satisfactorily accords with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019 in terms of highway safety and parking.

Flood Risk/Drainage

The site is within Flood Zone 3 on the Environment Agency Maps. Part of the site is within an area designated as "Danger for Some" within the South East Lincolnshire Strategic Flood Risk Assessment, with the remainder "No Hazard". However, the proposal constitutes commercial less vulnerable development. The building is not for habitation with only short term and intermittent occupancy by workers. Consequently, there are no significant flood risk issues.

Surface water drainage would be discharged into a water course. There is no foul water drainage associated with this application.

The development therefore satisfactorily accords with local and national policy in terms of flood risk.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

No objections are raised in principle to agricultural development in this location. The nature, scale, appearance of the proposal and its relationship with existing development are such that it would not materially harm the character/appearance of the countryside or amenity of nearby residents in terms lack of privacy, overlooking, overshadowing, blockage of light, noise/disturbance, etc.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds. There are no significant flood risk issues.

The proposal is therefore in accordance with the development plan. Consequently, it is recommended that the application be approved under delegated powers.