

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-0800-23 **Applicant:** Smith & Munson Ltd
Proposal: Extension to agricultural building
Location: Glenfield House Ropers Gate Gedney
Terminal Date: 4th October 2023

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
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CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an extension to an agricultural building (packing shed). 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 extension would have a length of 6.1 metres, width of 14.3 metres and ridge height of some 7.8 metres. It would be used for the extension of sorting/packing equipment on the ground floor with material storage on the 1st floor.

Site Description

The building (packing shed) to which the application relates forms part of an existing agricultural holding (Smith & Munson Ltd) on the southern side of Roper's Gate. Glasshouses are situated immediately to the north and south. It is accessed off both Roper's Gate and Gipsy Lane.

The nearest residential properties are Glenfield House to the north and Oakwood House to the south-east. Both are historically related to the holding.

Relevant Site History

H06-0703-08 - Full - Proposed steel framed general purpose and cold storage agricultural building (532 square metres) - Approved 5 August 2008.

H06-0655-10 - Full - Proposed additional glasshouse structure - Approved 22 September 2010.

H06-0446-20 - Agricultural Determination - Extension to existing agricultural building - Approved 3 July 2020.

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 complies with the conditions within Paragraph A.1. A building within 90 metres has not been provided on the holding within the last 2 years.

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 lower section of the walls would be constructed in box profile composite panels (Olive Green) and the upper in the same with feature timber on the outside. The roof would also be box profile composite panels (Goosewing Grey). The site is not in an environmentally sensitive area. The proposed extension is in a central location within the existing agricultural holding and is considered appropriate.

Conclusion

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