

Your ref: PP-07573251
Our ref: 1351 1 LMS GF

19 August 2019

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Please treat this letter as Supplementary Information

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

MR DOMINIC WATERS
PROPOSED CHANGE OF USE FROM AN AGRICULTURAL BARN TO A DWELLING
AT CLARKS HILL FARM, GEDNEY FEN, SPALDING, PE12 0DQ

Please find attached a full planning application in respect of the above proposal submitted via the Planning Portal, reference PP-07573251.

The applicant owns Clark Hill Farm which comprises a number of modern farm buildings and a more traditional range of brick and pantile buildings which have been modernised over the years. The applicant currently occupies the existing farmhouse at the front of the site on the Cockburn Fen Dike road frontage.

To the west of the site there is an orchard and bungalow which is under the applicant's ownership. Other than for a cottage plus small yard to the south, the wider area is dominated by agricultural land.

It is proposed to convert the existing range of traditional buildings into a farmhouse to be occupied by the applicant. Both the existing and proposed dwellings will be occupied by members of the farming family. The proposal will include a patio area along with a new boundary wall using brickwork to match the existing building. There is an existing access that currently serves the farmstead, and this will also serve the proposed conversion. Having regard to the relationship of the proposal with the existing farm buildings etc the dwelling could only be occupied by the owner or employee of the farm.

The alterations to the building result in a modern family dwelling which retains the characteristics of the buildings. Black stained boarding has been used on the gable ends and dark frames to the doors and windows retain the appearance of a former agricultural barn.



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Local Plan Policy 23: The Reuse of Buildings in the Countryside for Residential Use, sets out a number of criteria for the reuse of agricultural buildings in the open countryside and paragraph 79 of the NPPF permits the development of isolated dwellings in the open countryside where there is an essential need for a rural worker to live permanently at or near their place of work and where the development would reuse a disused building and enhance its immediate setting. The proposal will see the reuse of a redundant building on the farm to be occupied by the farmer.

Flood Risk

The Government's Flood Map for Planning shows that the application site is in Flood Zone 3. The proposal is classified as "more vulnerable" in table 2 of the Planning Practice Guidance and, as such, it is appropriate development in Flood Zone 3a.

The flood maps in the South East Lincolnshire Strategic Flood Risk Assessment (March 2017), show the application site to be in an area which is not at risk of flooding with climate change up to 2115.

Conclusions

The proposal will see the sensitive conversion of a former agricultural building to a single dwelling for occupation by the applicant farmer located within the existing farmstead. The building is set back from the road and the existing dwellings to the south and west are both under the control of the applicant. Access to the site is via the existing farm access from Cockburn Fen Dike. There will be no impact on the rural character of the area and the site will not be subject to pluvial or fluvial flooding having regard to the hazard mapping contained within the South East Lincolnshire Local Plan.

We trust that you will consider the application favourably, however, should you have any questions please do not hesitate to contact us.

Yours faithfully

Lewis M Smith MRTPI



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