

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-1002-20 **Applicant:** Doubleday Group
Proposal: Proposed Service Workshop
Location: Doubledays Agricultural Engineers Old Fen Dike Holbeach St Johns
Terminal Date: 29th January 2021

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
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 6, 9, 12, 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for the erection of a building (some 756sq m) to be used for the servicing and cleaning of farm machinery. The height would be 6.5 metres to the eaves and 8.6 metres to the ridge approximately.

The Doubleday Group (formerly John W Doubleday Ltd) was first established in the 1970's and supply and service all forms of agricultural machinery from many of the leading agricultural manufacturers including John Deere, Vaderstad, and many more.

Site Description

The premises are located in open countryside some 2km to the east of the village of Holbeach St Johns and is occupied by a number of large agricultural/commercial buildings.

The nearest dwellings are Jekylls Farm House and Jekils Farm Bungalow, both of which are associated with the business. Green Lane Lodge is located to the east on the opposite side of Old Fen Dike.

Recent Planning History

H06-0647-06 - Full - Proposed agricultural equipment store - Granted 3 July 2006.

H06-0427-07 - Agri Det - Erection of cattle shed/hay store - Approved 1 May 2007.

H06-0448-09 - Full - Proposed agricultural building - Granted 6 August 2009.

Consultation Responses

Gedney Parish Council - No response.

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

SHIDB - Recommend drainage strategy. Land drainage consent will be required to discharge surface water to a watercourse.

Environmental Protection - No objections subject to condition.

Public - No response

Information from Applicant (summarised):

The Doubleday Group was founded by John Doubleday in the early 1970's and is still very much family owned with the business now being led by the family's third generation. Now as the leading John Deere dealers for Lincolnshire and Norfolk it all started from humble beginnings with John W Doubleday Ltd taking on the John Deere franchise in 1982. The Doubleday Group has grown from strength to strength with the acquisition of Bourne Tractors in 1988 and Evergreen Tractors in 1999. From 2011 the trading area of the Doubleday Group grew again and now encompasses northern Lincolnshire which is covered by our state of the art premises located on the main A17 trunk road at Swineshead. The newest edition to the Doubleday Group is our new Parts, Sales and Service Depot Team located just off the A52 at Old Leake, Boston.

The Doubleday Group supply and service all forms of agricultural machinery from many of the leading agricultural manufacturers including John Deere, Vaderstad, and many more. They also pride themselves in a large stock of good quality second hand used machinery that they supply nationwide and export worldwide. They have an impressive line up of used tractors, used combines

and used machinery of all makes and models.

Formerly known as John W Doubleday Ltd, Doubleday, Holbeach is the head office of the Group and is where the business began in the early 1970's. The depot is situated just outside the village of Holbeach St Johns which is approximately 9 miles from the town of Spalding in South Lincolnshire. The depot holds the largest stock for the group of used machinery and is renowned nationally and worldwide for its large stocks of quality used machinery. They have a large, highly experienced professional team of service, parts and sales personnel, several of whom have been with the company for many years.

Material Considerations

Principle

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019 and is, therefore, classed as being in the countryside in planning policy terms.

Policy 1 (Spatial Strategy) of the SELLP states that development in the countryside will only be permitted that 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. Given that the proposed building would be used in conjunction with the existing business it would be unreasonable to locate such development elsewhere.

Policy 7 of the SELLP indicates that the extension of an existing business outside an allocated employment site will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. In this case the building is within the existing business premises.

The above policy is in accordance with the general thrust and aims of the National Planning Policy Framework, 2019 which supports sustainable economic development and growth. Paragraph 83 indicates that LPAs should support the sustainable growth and expansion of all types of business in rural areas. No objections are therefore raised in principle.

Character/appearance

The building would be constructed in pre-stressed concrete panels to a height of 22.4 metres with composite panels above. It would be viewed alongside existing modern agricultural/commercial buildings on the site and would not materially harm the visual amenities of the rural locality or character of the countryside.

The proposal therefore satisfactorily complies with Policies 2 and 3 of the South East Lincolnshire Local Plan in this respect.

Residential amenity

The nearest dwellings are Jekylls Farm House and Jekils Farm Bungalow, both of which are associated with the business. Green Lane Lodge is located to the east on the opposite side of Old Fen Dike. No objections have been received from nearby residents.

The building is part of a commercial complex. When the site was visited some repair work was being undertaken outside the building. The latter would contain such activity. It is considered that residents in the locality would not be affected to a significantly greater degree than at present in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise, dust and disturbance, etc. the proposal therefore satisfactorily complies with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan in terms of amenity.

Highways

The existing access points would continue to be utilised and there is ample space on site for the

parking of vehicles. The County Highways Authority has been consulted and has indicated that it does not wish to restrict the grant of permission on highway safety grounds.

The proposal therefore satisfactorily complies with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan in this respect.

Other Material Planning Considerations

Flooding - The site is located within Flood Zone 3 on the Environment Agency Maps but within an area of "no hazard" within the South Holland Strategic Flood Risk Assessment (2017). The proposal therefore satisfies the sequential test

Drainage - Surface water would be disposed of via soakaways. This matter can be addressed by means of a condition.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposal would promote economic growth in a rural area and would help to create jobs. The building is acceptable in terms of design/appearance and the proposal would not materially harm the amenity of neighbouring residents. LCC Highways have raised no objections on highway safety grounds. The proposal therefore satisfactorily complies with Policies, 1, 2, 3, 4, 7, 30 and 36 of the South East Lincolnshire Local Plan, 2019, plus advice within the National Planning Policy Framework, 2019.

There are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

Conclusion

The planning balance lies in favour of the proposal. It is therefore recommended that the application be approved under delegated powers.

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.

Recommendation

That the application be approved under delegated powers.