DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1043-18**	**Applicant:**	**Loveden Estates (Dawsmere) Ltd**
Proposal:	Proposed irrigation reservoir (retrospective)		
Location:	Land To East: Durhams Road Wiles Farm Durham Road		
Terminal Date:	14th January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG4	Development in the Countryside
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 6, 12, 14, 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	1	0
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

The Authority determined that prior approval was not required for a 150m x 130m lined earth bank reservoir in July 2017 (ref H06-0566-17). The applicant has indicated that work commenced on the irrigation reservoir in July 2018 and it was decided to revise the reservoir due to ground conditions, together with related practical farming considerations. This application is therefore to regularise the situation.

Material Considerations

Policy SG4 of the South Holland Local Plan, 2006 makes provision for agricultural development in the countryside. The National Planning Policy Framework, March 2018 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.

The reservoir and associated embankments are of different dimensions to that previously but would not have a significantly greater visual impact. It would be partially concealed by existing hedgerow/tree planting along the western boundary adjoining the road. The development would not materially harm the fenland landscape. It is noted that the Gedney Parish Council supports the proposal.

It is considered that the amenity of residents within t he locality would not be materially harmed in terms of such matters as lack of privacy, noise and disturbance, etc. Environmental Protection raises no comments.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

In terms of flood risk, the Environment Agency has indicated that the proposal is considered water compatible. A flood risk activity permit is not required.

Recommendation - That the application be approved under delegated powers.