DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1074-19**	**Applicant:**	**JEPCO Ltd**
Proposal:	Proposed plastic clad greenhouse for plant breeding and propagation with associated reservoir and fencing		
Location:	Browns Farm Dawsmere Bank Gedney		
Terminal Date:	9th January 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
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2

OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for a plastic clad greenhouse for plant breeding and propagation with associated reservoir and fencing.

The application is accompanied by a flood risk assessment.

Site Description

The site forms part of an existing farmyard located at the far (north-eastern) end of Dawsmere Bank. It is surrounded by agricultural land. Marshes associated with The Wash are situated some 500 metres to the east. The latter is a designated Ramsar site, Special Protection Area, National Nature Reserve, SSSI, etc.

Browns Farm House is situated to approximately 160 metres to the west adjacent the farm yard and other residential properties some 500 metres plus to the south-west, the closest of which is Dawsmere House.

Planning History

No recent history.

Consultation Responses

Gedney Parish Council - Supported.

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

SHDC Environmental Protection (noise) - Request a noise condition.

SHDC Environmental Protection (contamination) - Request note.

Environment Agency - No objections to the application subject to an appropriate flood warning and evacuation strategy plan.

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 proposal is for a plastic clad greenhouse, 19.2m x 50m adjacent to the main Browns Farm building complex. One of the existing buildings previously used for bulb processing (hot water treatment, sterilisation, drying, etc) would be adapted to undertake the breeding, quality control, handling and storage. There would also be an earth banked reservoir to accommodate the water from rainfall events, and a concrete access apron joined to the existing yard area, and a perimeter fence.

The proposed greenhouse is a twin span (9.6m each) unit with steel frame and trusses, and plastic cladding. The eaves (gutter) height is 4.5m. Perimeter fencing would be installed around the new greenhouse, existing bulb handling building and new apron. This would be steel palisade fencing to a height of 2.4m.

The proposal would essentially be viewed alongside or against a backdrop of existing agricultural buildings. It would not materially harm the character/appearance of the countryside or The Wash.

Amenity

The glasshouse would be fitted with heating system, energy saving and blackout screens, and supplementary lighting. The blackout screens (roof and sides) would be used during periods of supplementary lighting outside of daylight hours, and would ensure that there is no light pollution. The cladding would be conventional u-v resistant LDPE with a life-span in excess of 5 years.

Browns Farm House is situated to approximately 160 metres to the west adjacent the existing farm yard and other residential properties some 500 metres plus to the south-west, the closest of which is Dawsmere House. The nature and scale of the development is considered to be such that the amenity of nearby residents would not be materially harmed in terms lack of privacy, noise, disturbance, light pollution, etc. This is subject to a noise condition as recommended by SHDC Environmental Protection.

Highway Safety

Access to the site is via the existing farm yard off Dawsmere Bank. The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

Ecology

The proposal involves the loss of some agricultural land but includes a new reservoir. The scale of the development is such that it would not cause ecological harm to the area, including wildlife visiting The Wash.

Drainage

The additional area of rainwater run-off is 960m2 of greenhouse and 638m2 of concrete. This would be collected in the new reservoir and then transferred to existing ones and used for irrigation purposes. There would be no overflow to the IDB drain system, and the system includes pumping to exceed their requirement for 50% emptying in 24 hours, 100% in 48 hours. The proposal meets Internal Drainage Board requirements for discharge to their system and the majority of the water would be used for irrigation purposes. LCC, as Lead Local Flood Authority, raise no objections.

There is no foul water drainage associated with this application.

Flood Risk

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.

Given the nature and scale of the development the Environment Agency raises no objections to the application subject to an appropriate flood warning and evacuation strategy plan. In accordance with within cell D4 of the South East Lincolnshire standing advice matrix, an appropriate flood warning and evacuation strategy will need to be submitted to, and approved in writing by, the local planning

authority which demonstrates how the risk of flooding will be managed to ensure the development and its occupants are safe for the lifetime of the development.

Conclusion

No objections are raised in principle to agricultural development in this location. The nature and scale of the development is such that it would not harm the character/appearance or amenity of the rural area or Wash, which is a designated Ramsar site. The proposal is considered to be neutral in ecological terms.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds. The building would not be inhabited so doesn't constitute a more vulnerable use. Consequently, there are no significant flood risk issues.

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.