

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-1197-18 **Applicant:** Ms E Hazell
Proposal: Proposed livestock building
Location: Winford Dockings Holt Long Sutton
Terminal Date: 25th February 2019

Planning Policies**Local Plan July 2006:**

SG1 General Sustainable Development
SG4 Development in the Countryside
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance**National Planning Policy Framework 2018**

Section 12 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

This is an application for a proposed livestock building at Winford, Dockings Holt, Long Sutton. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a 20 pen livestock building that is 30.4 metres in width and 10.8 metres in depth, with a 3.5 metres eaves height and a 4 metre maximum height. The roof and side walls are constructed from olive green corrugated cement fibre sheet roofing, with Yorkshire timber boarding to the base. A 3500 litre rainwater overflow tank will be sited adjacent to the building, which will be sited on agricultural land to the rear of residential property. A mixture of pigs, sheep and cattle will be sited in the building.

A grassed soil embankment of 1.2 metres in height will be sited on the southwestern boundary adjacent to a 1.2 metre post and rail fence which runs down the side and frontage of the site.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. The new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 28 - The Natural Environment;
Policy 30 - Pollution.

Gedney Parish Council, the County Highways & SUDS Officer have no objections to the proposal. South Holland Internal Drainage Board has advised that Board consent would be required if foul water is discharged to a watercourse. The Environmental Protection has no objections and requests and no burning of bedding or manure condition.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking, overshadowing, noise or odour. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.