PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT THE LIMES, STATION ROAD, GEDNEY HILL, SPALDING, LINCOLNSHIRE, PE12 0NP

PLANNING STATEMENT

Background

The Limes, Gedney Hill extends to 108 hectares (267 acres) of which 103 hectares (255 acres) is down to arable cropping with 5 hectares (12 acres) down to grass. The holding was purchased by the applicant, Mr Neil Hadingham, in March 2023.

One of the agricultural buildings on site is in poor state of repair being a monopitch building with a timber frame and part brick wall to the rear, see photograph below.



Due to the construction, state of repair and low eaves height of the building it is not suitable for modern agricultural farm machinery and equipment.

Proposal

It is proposed to replace the existing building with a new 41.1 metre x 7.6 metre open fronted monopitch building with an elevated eaves height to the front of 4.57 metres to be constructed on the same site as the building it is to replace.

Planning Policy

National planning policy is contained in Paragraph 84 of the National Planning Policy Framework as follows:-

"Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;

b) the development and diversification of agricultural and other land based rural businesses….."

Planning Comments

The proposal is for the replacement of an existing agricultural building which is in a poor state of repair and not good enough for modern agricultural needs. The construction makes it uneconomic to repair. It will be replaced with a building of a similar size, on the footprint of the original and have an eaves height of 4.57 metres making it useable for the storage of modern agricultural machinery and equipment.

The building will be of a similar design to the one it is to replace, i.e. mono pitch and will have minimal visual impact on the locality.

The building is for storage purposes only for equipment used on the farm. It replaces an existing building in the same use so there will be no traffic implications from the proposal.

Agricultural buildings are fully supported in planning policy.