DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-0176-23**	**Applicant:**	**P C Thorold Ltd.**
Proposal:	Storage building for agricultural produce (retrospective)		
Location:	Bank House Farm 5 Cooks Road Gosberton		
Terminal Date:	8th May 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a retrospective full application for a storage building for agricultural produce at Bank House Farm, 5 Cooks Road, Gosberton. The proposal seeks to provide a building that is 36 metres in

width, 18.5 metres in depth, has an eaves height of 6 metres and a ridge height of 8.62 metres. The building will have a poppy red coloured south facing personnel / fire exit door as well as a poppy red coloured 3 metre by 3 metre electrically operated rapid roll overhead door. Two open bays will be provided on the north facing elevation. Proposed roof cladding and vertical cladding will be goosewing grey plastisol coated galvanised weathering sheets. 1 metre high concrete panels will be sited around the base of the building.

SITE DESCRIPTION

The site is outside of defined settlement limits in the open countryside. The surrounding area is predominately rural and is characterised by agricultural buildings and occasional dwellings of varying ages and design. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

Lincolnshire County Council - Highways & SUDS Officer

No objections.

South Holland District Council - Environmental Health

No objections

PLANNING CONSIDERATIONS

Principle of development

This application is for an agricultural use building in connection with the existing agricultural business use on site. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is comparable to the existing buildings on site. No trees will be removed to facilitate this proposal. The building is very similar to the existing buildings on site and will not materially impact the character and appearance of the surrounding area.

2. The design and orientation is in keeping with the existing buildings on site.

3. Proposed roof cladding and vertical cladding will be goosewing grey plastisol coated galvanised weathering sheets. 1 metre high concrete panels will be sited around the base of the building. These materials are in keeping with the materials of other buildings on site.

4. The existing access is not being altered, and the proposal should reduce vehicular movements by providing increased storage space on site, rather than in an off site building. Ample employee car parking is provided on site. No car parking provision will be lost as a result of the proposal.

5. There is not considered to be a material impact on existing community services and infrastructure.

6. The proposal is not considered to increase the existing noise, odour and disturbance already generated by this long established agricultural business. With regard to visual intrusion, the following can be observed:

Overdevelopment - The building can be accommodated on site without impacting manoeuvrability or the safety of personnel. There is adjacent land within the ownership of Bank House Farm should they wish to develop the site further.

Overshadowing - The building is comparable in height to the existing buildings on site and has no impact on land outside the ownership of the farm.

Overlooking - There are no windows provided in this building and therefore there is not considered to be an overlooking impact.

7. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The finished will be raised 0.075 metres above ground level. There is not a requirement to raise finished floor levels in this location.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is comparable to the existing buildings on site. No trees will be removed to facilitate this proposal. The building is very similar to the existing buildings on site and will not materially impact the character and appearance of the surrounding area. A sense of place is not impacted by this proposal.

5. Ample space remains on site for cycle and bin storage. The existing access is not being altered, and the proposal should reduce vehicular movements by providing increased storage space on site, rather than in an off site building. Ample employee car parking is provided on site. No car parking provision will be lost as a result of the proposal.

11. The proposal is not considered to increase the existing noise, odour and disturbance already generated by this long established agricultural business. With regard to visual intrusion, the following can be observed:

Overdevelopment - The building can be accommodated on site without impacting manoeuvrability or the safety of personnel. There is adjacent land within the ownership of Bank House Farm should they wish to develop the site further.

Overshadowing - The building is comparable in height to the existing buildings on site and has no impact on land outside the ownership of the farm.

Overlooking - There are no windows provided in this building and therefore there is not considered to be an overlooking impact.

12. The proposal is within Environment Agency Flood Zone 3 and the surrounding area is not subject to increased hazard and flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The finished will be raised 0.075 metres above ground level. There is not a requirement to raise finished floor levels in this location.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio - Other Employment Areas

When assessed against the relevant criteria the following can be observed:

a. The development does not conflict with neighbouring land uses;
b. There is no significant adverse impact upon the character and appearance of the area;
c. The design is responsive to the local context;
d. There will be no significant adverse impact on the local highway network;
e. There will be no significant adverse impact upon the viability of delivering any allocated employment site;
f. The proposal will reduce off site journeys for storage provision
g. There is an identified need for the business location outside of identified employment areas on the Policies Map. The site is an established agricultural business.

This application accords with SELLP Policy 7.

PLANNING BALANCE

The proposed building is well located to serve the needs of the business. The building is not immediately visible to adjacent uses and is built from matching materials to the surrounding buildings on site. This application is considered to accord with Policies 1, 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019, as well as Sections 6 and 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

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.