DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-0445-24**	**Applicant:**	**Mr Jon East**
Proposal:	Proposed storage building		
Location:	Hills Farm Gosberton Bank Gosberton		
Terminal Date:	14th June 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2023

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2021

Representations:

	Object	Support	No Obj.	Comments
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is an agricultural determination application for the erection of a open sided storage building at Hills Farm, Gosberton Bank, Gosberton. The application seeks to provide a building that measures 50.3 metres in width, 18.3 metres in depth, has an eaves height of 5 metres and a ridge height of 6.7 metres. The gable elevations will have Yorkshire boarding from 4.4 metres in height to the ridge. Cladding to match that of the adjacent existing agricultural building will be sited along the roof slopes of each side elevation. The roof will be supported by 28 grey steel columns. The purposed of the building is for the storage and keeping of dry bales. The building is to be sited on an existing straw bale storage area which is constructed from non-permeable hardstanding.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and designs. Arable fields are located to the north and east of the site, with the dwelling to the south, and an existing agricultural building to the west. The site is located in Flood Zone 2 and is not subject to increased flood hazard or flood depth on the

2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board - 29th May 2024

Surface water provisions for the proposed storage building should be confirmed to the Board.

EVALUATION

Compliance with the General Permitted Development Order

The proposal complies with Class A of Part 6 as:

- The unit of land is larger than 1 hectare in size.

- The building and hardstanding is for agricultural purposes.

- The building does not exceed 1000 square metres in size. An agricultural building approved under an agricultural determination application has not been constructed on this land in the last two years.

- The building and hardstanding is not within 3 miles of an aerodrome.

- No part of the building exceeds 12 metres in height.

- No part of the building or hardstanding is within 25 metres of a trunk or classified road.

- The building is not for livestock or anaerobic digester / biomass boiler systems within 400 metres of a protected building.

- The building and hardstanding is not sited on Article 4 land.

The details submitted comply with Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2021 (as amended).

CONCLUSION

The details submitted comply with Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2021 (as amended) so further planning consent is not required.

RECOMMENDATION

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.