

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H08-0520-20	Applicant:	B W Wood & Son
Proposal:	Proposed extension to agricultural building		
Location:	286 Siltside Gosberton Risegate Spalding		
Terminal Date:	27th August 2020		

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 2019

Sections 6 & 12 of the National Planning Policy Framework (2019)

6 - Building a strong, competitive economy

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is an application for a proposed extension to an agricultural building at 286 Siltside, Gosberton Risegate. The proposal seeks to provide a extension to an existing building that projects 13.716 metres from the original rear wall and is 18.288 metres wide. The eaves height is 4.572 metres, with a maximum apex height of 7.880 metres. In the eastern elevation a goosewing grey steel personnel door is to be sited, along with a six metre high roller shutter door. The extension will also have a 175mm reinforced concrete floor and the building will be used for additional agricultural storage.

The storage building will be constructed from juniper green single skin box profile cladding with pre-cast concrete panels at the base.

Site Description

The proposal is outside defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated, linear development buildings of varying ages and design.

History

H08-0464-95

Agricultural Determination - General purpose building/crop store - Approved - 08 June 1995.

Consultation Responses

LCC - County Highways & SUDS Officer

No objections

SHDC - Environmental Protection Officer

No objections

SHDC - Environmental Health Technician

No objections

Gosberton Parish Council

No objections

Black Sluice Internal Drainage Board

Provides general drainage advice and asks applicant to contact the Board if they require guidance.

Planning Considerations

Principle of development

The proposal is for an agricultural use on agricultural land and is not from the highway or dwellings in the vicinity.

Policy 7 of the SELLP is titled "Improving S E Lincolnshire's Employment Land Portfolio" and states under the section - Other Employment Sites:

"New employment development/businesses or the extension of an existing business outside the

above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:

- 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. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map."

The proposal is for an agricultural use on agricultural land in an area where the majority of land use is agricultural. There is considered to be no conflict with neighbouring land uses, and therefore criterion A is considered to be satisfied. There is not an adverse impact on the character and appearance of the area as the extension is sited to the rear of an existing building and is not visible from the highway, or visually prominent from neighbouring land.

With regard to criterion C the design matches that of the adjacent building, save for being slightly taller in height. The design is therefore considered to be responsive to the local context by being constructed from matching materials and panel colours.

The building will not impact the highway network as the building is for the storage of agricultural equipment and goods on neighbouring land. Criterion D is therefore addressed. The building is solely to serve the existing agricultural business on site and is not in competition with any existing or identified employment sites. Criterion E is satisfied. The proposal will reduce the need for travel to further storage sites and will be connected immediately to existing buildings so travel will be reduced away the private car so Criterion F has been addressed. Criterion G is satisfied as there is an identified need for the secure storage of goods and equipment on site.

The principle of agricultural development in this location is considered to be acceptable.

Impact of development

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance 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, 2019.

A delegated approval is considered to be appropriate.

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.