DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0561-21**	**Applicant:**	**Mr C Biggadike**
Proposal:	Agricultural Storage Building		
Location:	Cackle Hill Farm 145 Boston Road North Holbeach		
Terminal Date:	14th June 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an agricultural storage building under Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The building would have a length of 33m and width of 12 metres, with a sloping roof and maximum height of 4.8 metres. It would be constructed in Juniper Green plastic cladding.

Site Description

The site part of a nursery located on the western side of Boston Road North. Holbeach and East Elloe Hospital is situated to the north of the nursery. The nearest residential properties are situated some 90 metres to the south east.

Site History

No recent history.

Material Considerations

The proposal constitutes permitted development under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. This is subject to the developer applying to the local planning authority to determine as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The site is not in an environmentally sensitive area. The building would be constructed in Juniper Green plastic cladding which is considered appropriate for a building of this nature. The prior approval of siting, design and external appearance is not therefore required in this case.

Conclusion

Prior approval for the siting, design and external appearance is not required.