DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0184-23**	**Applicant:**	**Neaverson Growers Ltd.**
Proposal:	Insulated general purpose agricultural potato store		
Location:	Spendlas Farm St James Road Long Sutton		
Terminal Date:	27th March 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2021

Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Class A of Part 6 of Schedule 2

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an insulated general purpose agricultural potato store. This is 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 23 metres, width of 15.9 metres and ridge height of some 10.5 metres.

Site Description

The site is part of an existing agricultural holding (Spendla's Farm) on the southern side of the B1390. It is currently accessed off Spendla's Lane. Dwellings are situated to the north-east (nos. 129 and 130).

Site History

H11-0037-19 - Agri Det - Proposed field access - Non-determination

H11-0134-19 - Full - Proposed vehicular access - Granted 1 April 2019

H11-0038-19 - Agri Det - Proposed agricultural storage building - Approved 4 February 2019

Consultation Responses

South Holland Internal Drainage Board

If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3.

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. It is on a holding of more than 5 hectares and complies with the conditions within Paragraph A.1. A building within 90 metres has not been provided on the holding within the last 2 years (nearby building constructed 2020).

This application is therefore to determine whether the prior approval of the authority will be required as to the siting, design and external appearance of the building in accordance with paragraph A.2 (2).

The site is not in an environmentally sensitive area. The building would be adjacent the existing farmyard and would be constructed in Juniper Green plastisol cladding with a light grey roof, similar to nearby building constructed in 2020. It is considered appropriate for a building of this nature.

Conclusion

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