

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0240-24 **Applicant:** CR Neaverson & Sons
Proposal: Proposed agricultural storage building for potato seed
Location: Spendlas Farm St James Road Long Sutton
Terminal Date: 15th April 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2023

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
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CASE OFFICER ASSESSMENT

Proposal

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

It would have a length of 24 metres, width of 18 metres and ridge height of 8.5 metres approximately.

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

H11-0184-23 - Agri Det - Insulated general purpose agricultural potato store - Approved 14 March 2023

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 appears to comply with the conditions within Paragraph A.1. A building within 90 metres has been provided on the holding within the last 2 years (2023). However, the floor area of both is less than 1000sq metres.

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 within the existing farmyard and would consist of concrete walling up to 3 metres high and thereafter plastisol sheeting (Juniper Green) up to the height of the eaves. The roof would be constructed in fibre cement roof sheets. It is considered appropriate for a building of this nature.

Conclusion

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

Recommendation

That the application be approved under delegated powers.