H11-0818.15

PLANNING STATEMENT

Homefields Jarvis Gate Sutton St James

Change of use of agricultural buildings into offices, including alterations and agricultural building to form store shed, erect new panel assembly workshop, proposed access gate, security fencing and car and light goods parking.

Homefield Farm was established in 1962 and was a thriving nursery and piggery. More recently with the decline in the pig market and the small nature of the holding the two uses ceased 9 years ago.

The owner was forced to find alternative employment and had a personal planning consent for part of the yard for parking an articulated motor lorry, which he drove to supplement his income.

The buildings have remained empty since 2006 and due to further ill health and the death of the proprietor the sold has been sold by private treaty to the current applicant.

A pre-application enquiry was made Ref No PE 00604-15 which explained in outline the proposal. The subsequent response directed the application towards Policy 3.28 of the National Policy Framework which promotes sustainable growth and expansion of all types of business and enterprise in rural areas.

Taking into context Policy SG4 of the South Holland Local Plan 2006 it is believed that the proposal fits within the framework provided.

The business currently trades from rented premises in Tydd St Mary, and the site has become inappropriate for expansion as it occupies a series of porta cabins.

The proposal would enhance the daily administrative and manufacturing process by being under one roof. The logistical operation within one building would make more efficient use of space, which is currently fragmented amongst a series of porta cabins.

The location is central to the catchment area of the current staff and is 5 miles from its current location.

The proposal will "bring back" into use the vacant buildings and provide regeneration by improving the construction of the access, providing landscaping and re-surfacing the current large area of hardstanding. The building required for offices is suitable for conversion and would be over clad with green PCS sheeting, which is typical of modern rural buildings. Solar energy would be harvested from the roof area and air source heating would keep down carbon emissions.

The planting to the rear of the site would promote natural habitat for wild life. Nearby residents have indicated their support for the proposal, as it would be preferable to the large open and vulnerable area which currently fronts Jarvis Gate.

The proposed improved access is to be laid to Lincolnshire County Highways standards.

The current permission for HGV use of the site would be reduced from 48 movements per month to just 2.

There are light good deliveries each week and 10 staff cars frequent the site each day. Other technical installers work remotely from the site.

This is a modern fast growing international business with prestigious clients in the far-east such as Kuwait. The business portfolio would only enhance South Holland's policy of promotion and expansion.

Two company brochures are attached which give an accurate insight into the company's achievements.

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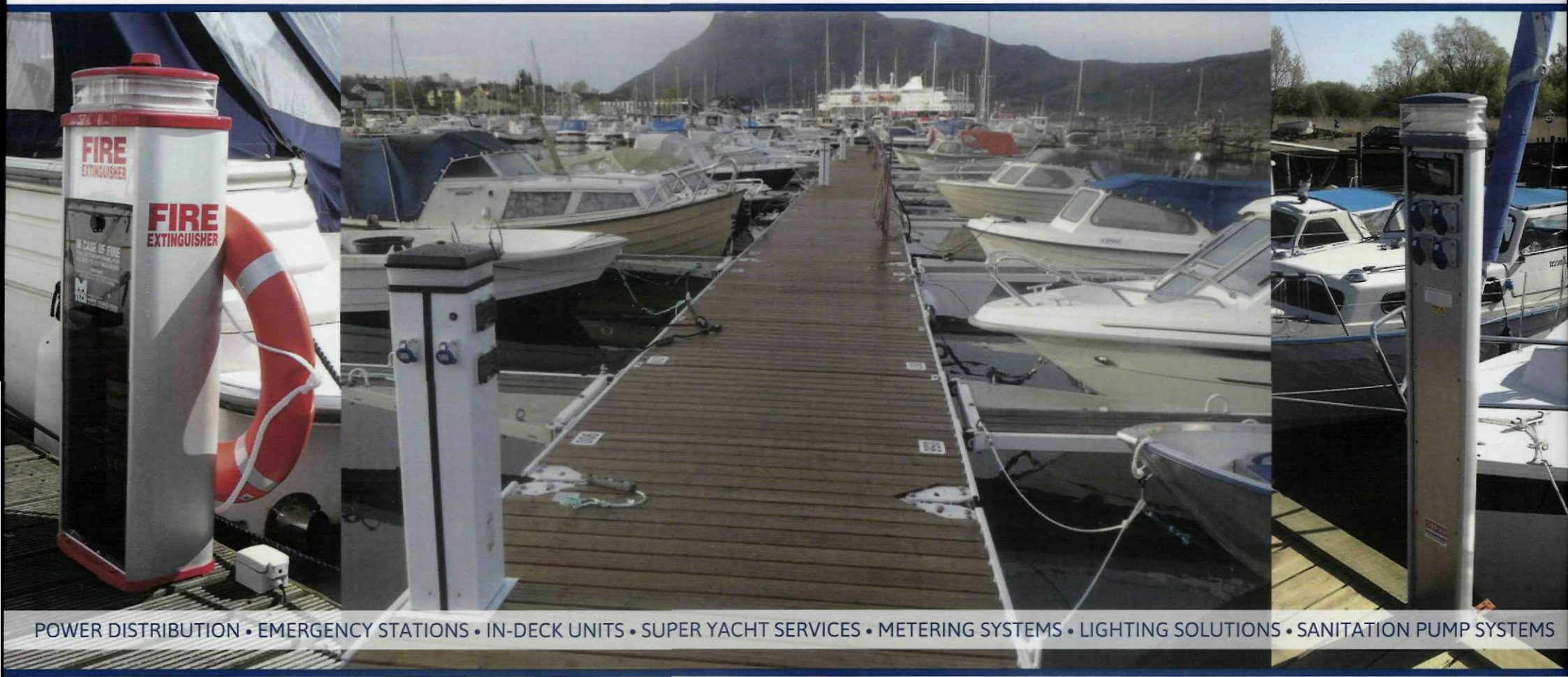


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