

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0802-20 **Applicant:** Mr R Oldershaw
Proposal: Proposed General Storage Shed
Location: Oldershaw'S Of Moulton Roman Bank Saracens Head
Terminal Date: 17th November 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Section 2, 6 and 12.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application seeking permission for a proposed general storage shed at Oldershaw's of Moulton, Roman Bank, Saracens Head.

Site Description

The site is situated approx. 1km east of Moulton Seas End and approx. 700m north west from Saracen's Head. The site is set in the countryside according to the South East Lincolnshire Local Plan, 2019.

The site is part of an existing agricultural yard and is set well back from Roman Bank. There are three residential properties situated to the north-east of the wider yard, with open fields adjoining to the south west and east.

History

H13-1262-16- Approved 20-03-17- Addition of 3 bays to existing cold store to create new bulk box store

Consultation Responses

South Holland Internal Drainage Board - Suggests that a drainage strategy for the surface water is provided.

SHDC Environmental Protection Officer - No observations.

Lincolnshire County Council Highways/SUDS - Does not wish to restrict the grant of permission.

Public (1 objection received, summarised) -

- Concern over an increase of vehicles
- Noise from the operation systems and security lights will cause a nuisance

Planning Considerations

Principle

Policy 1 of the South East Lincolnshire Local Plan, 2019 indicates that new development will be permitted in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Explanatory text indicates that there are certain types of use that need to function in the countryside, such as agriculture and forestry.

The National Planning Policy Framework, March 2019 promotes sustainable economic growth. Paragraph 83 specifically indicates that planning policies and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings.

In accordance with the above policy and advice, therefore, no objections are raised in principle to agricultural development in the countryside.

Character and Appearance

The proposed agricultural building would have a length of 30m and a width of 18m, with a maximum height of 8.7m approximately. The building would be clad with 80mm composite panels in Juniper Green and a reinforced concrete floor to the north west section. The open section of the building will be constructed of single skin tin cladding and a hardcore floor to the west section. The roof of the building would be clad with 100mm composite panels in Goosewing Grey.

The building would be viewed alongside existing agricultural buildings, with buildings situated to the north-west of the proposal. It would not materially harm the character/appearance of the countryside.

The development therefore satisfactorily accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in respect of the proposed character and appearance.

Impacts upon Residential Amenity

The nearest residential properties are situated approximately 100m to the north east, on the opposite side of the road.

The application indicates that the proposed building will be for general storage. The applicant has also provided further information about the proposal. The storage shed will be used for storing machinery and the storage of potato bins which are currently outside.

The public comments include concerns over a significant increase in vehicles to the site. The applicant has confirmed that there will be no additional machinery and that the store will be used to store the valuable machinery that is current on the site. Therefore the storage shed will act as a safer place to ensure the machinery is kept under lock and key.

The public comments also raised an issue with security lights causing a nuisance. The applicant has confirmed that it is their intention to install LED sensor lights on the building facing towards the existing yard and buildings. It is noted that external lighting is installed on existing buildings within the site. Given the distance from the nearest property, and the screening that is provided by trees on the south-eastern boundary, it is not considered that the proposed lighting will have a detrimental impact on amenity.

The nature and scale of the development and its general relationship to neighbouring residential properties is considered to be such that the amenity of nearby residents would not be harmed to a significantly greater degree than at present in terms lack of privacy, overlooking, overshadowing, blockage of light, noise/disturbance, etc.

Taking the above into account, the proposed general storage shed is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Flood Risk/Drainage

The site is within Flood Zone 3 on the Environment Agency Maps. Part of the site is within an area designated as "Danger for Some" within the South East Lincolnshire Strategic Flood Risk Assessment. However, the proposal constitutes commercial less vulnerable development. The building is not for habitation with only short term and intermittent occupancy by workers. Consequently, there are no significant flood risk issues.

The application form indicates that surface water drainage would be via soakaway. There are no known ground permeability issues in the area that would prevent the effective functioning of soakaways. There is no foul water drainage associated with this application.

The development therefore satisfactorily accords with local and national policy in terms of flood risk.

Highway Safety

Access to the site is via an existing entrance. The proposed development will not ensue in any more vehicles on the site. Satisfactory parking and turning facilities are available within the yard area. The County Highways Authority has been consulted and does not wish to restrict the grant of permission on highway safety grounds.

The development therefore satisfactorily accords with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019 in terms of highway safety and parking.

Conclusion

The nature, scale, appearance of the proposal and its relationship with existing development are

such that it would not materially harm the character/appearance of the countryside or amenity of nearby residents in terms lack of privacy, overlooking, overshadowing, blockage of light, noise/disturbance, etc.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

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.