

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0896-25 **Applicant:** Mr S Cam

Proposal: Extend site area to include building No 2 & its yard, erection of timber fence, change layout of outside yard to relocate the visitor/staff parking area, covered bins for contaminated waste, decontaminated shells & to accommodate new area for vehicles storage & pallet storage area. Installation of new timber fencing to the west boundary & removal of existing timber fencing between buildings 1 & 2 - Retrospective

Location: K S Auto Salvage Ltd Gull Bank Whaplode Drove

Terminal Date: 14th October 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 6 - Building a strong, competitive economy

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

South Holland District Council (SHDC) wishes to make the following comments on application Lincolnshire County Council (LCC) Reference PL/0057/25.

Development Plan

As the application is being determined by LCC, the development plan includes the National Planning Policy Framework (December 2024) and the Central Lincolnshire Local Plan (April 2023).

It is for LCC to determine which policies are most relevant.

Proposal

The proposed development is for the following:

- Extension of the site area to include building No 2 and its associated yard;
- Erection of a 2m high timber fence; and
- Changes to the layout of the outside yard to relocate the visitor/staff parking area, covered bins for contaminated waste, decontaminated shells and to accommodate a new area for vehicles storage and pallet storage area.

Principle of Development

The South East Lincolnshire Local Plan (2019) does not apply in this case, however, it is noted that the site would be considered to be within the countryside in policy terms. The proposal seeks to reconfigure an existing site within the countryside, supporting an existing business. As such, SHDC does not wish to raise any objections to the principle of development.

Biodiversity

It appears that the proposal is potentially exempt from the requirement to provide biodiversity net gain (BNG) as the proposal potentially falls within the 'de minimis exemption'.

Flood Risk

The site is within Flood Zone 1 as identified by the Environment Agency's flood risk maps. Therefore, the development is not required to pass the sequential or exception tests in flood risk terms.

Conclusion

SHDC does not wish to raise objections to the proposed development. SHDC's Environmental Protection team have been consulted for reference and the team have not set out any comments or objections.