DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-1008-18**	**Applicant:**	**Naylor Flowers Limited**
Proposal:	Erection of a general purpose agricultural building		
Location:	Vickers Farm Washway Road Moulton Marsh		
Terminal Date:	30th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG4	Development in the Countryside
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 6, 12, 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	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	0	1

CASE OFFICER ASSESSMENT

Material Considerations

Policy SG4 of the South Holland Local Plan, 2006 makes provision for agricultural development in the countryside. The National Planning Policy Framework, March 2018 promotes sustainable economic growth. Paragraph 83 specifically indicates that planning polices 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.

The proposed building (15m x 60.2m) would be open sided with a ridge height of some 8.3m. It would be constructed in plasticol coated box profiled sheeting (Juniper Green) with a Marley Eternit fibre cement roof. It is typical of those found within the district, which is a working agricultural landscape. It would be partially screened form the A17 by existing buildings and/or planting. The development would not materially harm the fenland landscape.

The building would be used for storing agricultural equipment/machinery. The nearest residential properties are situated to the west. However, the building is open fronted on its eastern elevation so activity would predominantly be on the eastern side of the building within the yard area. Background noise levels are relatively high due to traffic noise from the A17. Environmental Protection has raised no objections. It is considered that the amenity of nearby residents would not be materially harmed in terms of such matters as lack of privacy, noise and disturbance, etc.

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

The building would not be inhabited so there are no significant flood risk issues.

Recommendation - That the application be approved under delegated powers.