DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-1070-18**	**Applicant:**	**Jack Buck (Farms) Ltd**
Proposal:	Proposed celeriac grading building		
Location:	Jack Bucks Farm Green Lane Moulton Seas End		
Terminal Date:	23rd January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections ^ & 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a proposed celeriac grading building at Jack Bucks Farm, Green Lane, Moulton Seas End. The proposal is outside of defined settlement limits in the open countryside, and the surrounding area is predominantly rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a building that measures 72 metres in width and 30 metres in depth, with a 6 metre eaves height and a 8.8 metre maximum apex height. The building walls will be constructed from light grey PIR panels, with a goosewing grey plastic coated steel roof. The proposed building will be sited north of the existing offices. Inside the building will be a goods out / packing area, a production area, cold store and a preparation area.

The Historic Environment Officer considers there to be no archaeological impact from the proposal. South Holland Internal Drainage Board has requested further surface water details to be submitted to themselves.

On 07 November 2018 Moulton Parish Council stated "The Ward Councillors have raised issues to this planning application for the proposed vegetable grading building. It has been noted that other plans have also been submitted to put in a new road access, if Highways are in agreement with this application for the road access, then the Ward Councillors will have no objection to the building plans. However, if Highways object, then the Ward Councillors will object to the building plans as this will bring increased traffic to an already limited access area."

The County Highways & SUDS Officer expressed no objection to the new access application under H13-0944-18, however upon informing the Parish Council of this, they stated on 12 November 2018 "Upon consulting the Ward Councillors, they now in agreement that they will not support this planning application due to the comments attached by the Highways Officers."

The County Highways & SUDS Officer has no objections to the proposal and therefore highway safety is not considered to be a material reason to justify a recommendation for refusal. The protection and growth of rural businesses is supported by local policy as well as Section 6, Paragraph 83 of the National Planning Policy Framework (2018).

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Sections 6 & 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.