DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-1171-20**	**Applicant:**	**Jack Buck (Farms) Ltd.**
Proposal:	Proposed Extension to Storage Shed		
Location:	Jack Buck (Farms) Ltd. Green Lane Moulton Seas End		
Terminal Date:	16th February 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2019

Paragraph 127 (Section 12. Achieving well-designed places)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for proposed extension to storage shed at Jack Buck (Farms) Ltd., Green Lane, Moulton Seas End, Spalding.

Site Description

Jack Buck Farms is a well-established agricultural holding where vegetable and flower crops are grown, stored and distributed. The premises are on both sides of Green Lane and the application site is on the eastern side.

The site is located a few metres out of the built-up area of Moulton Seas End. The nearest residential properties) are approximately between 50 and 70 metres away to the north. Agricultural land surrounds the site to the east and south.

The site overall hosts three large storage buildings. The surface of the northern part has hardcore with cobbles for easing the loading/unloading of goods with large motor vehicles. There is a large vehicular access with two rail farm gates. A mature hedge is on the northern boundary with the residential property No. 3. Little treatment is given to the eastern boundary onto the open fields.

History

None.

Consultation Responses

SHDC Environmental Protection Officer

No objection.

Planning Considerations

Principle of development

The site is out the settlement boundaries of Moulton Seas End and therefore it is classed countryside as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing an extension to an existing agricultural building is acceptable.

To fully ascertain the appropriateness of developing the proposals or not at such location, it is relevant to address the implications of Policy 7 of SELLP, 2019 with the intended storage extension.

This policy is aimed to ensure that economic growth takes place in the most sustainable locations. For this reason, it provides a portfolio of employment land from strategic established sites to windfall sites for industrial/commercial purposes.

The site is not classed strategic and therefore it would fall under the category of "Other Employment Sites". As such, "new employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings". The developed footprint would extends on the existing hardstanding area which clearly make the proposals acceptable in accordance with Policy 7 of SELLP, 2019.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. Likewise, Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed extension would extend the full width of the host building. It would protrude 12 metres from the rear wall. The eaves would be even shorter than those existing in the current structure. The roof apex would join the existing shed roof pitch. The resulting development would appear subservient to the host building in terms of scale, mass and footprint.

The proposed roof on top of the extension would mirror the existing slope. In doing so, the shed roof would be converted into gable pitched across the entire building. External materials would match the existing corrugated cladding that the building currently has.

The total footprint of the extension would be up to 504 square metres. It will be set back roughly between 28 and 30 metres from the northern boundary. A large hardstanding area would remain serving transportation vehicles should proposals be developed.

The extent of the form built would be considerable by virtue of dimensions. However, it would appear subservient to the existing unit and no overdevelopment would occur in view of the resulting site layout.

There are open views are found eastwards and little treatment is given to the adjacent boundary of the site. However, the bulk of the development would not have a cumulative impact upon the visual amenity when taking into account the other premises.

Residential amenity

The nearest residential property is No. 3 to the north of the development. The separation with the boundary is between 28 and 30 metres. At such distance, the proposals would not harm the residential amenity of the neighbours nearby.

Planning balance

The principle of development would be acceptable in line with employment land provisions within the Local Plan. In detail, the scale and height of the proposed extension would be subservient to the host building. The form and appearance of the development would be similar to the current structure. The aim of the proposals is clearly in connection with the use of the storage building and overall the agricultural business on site. The cumulative impact of the proposed development to the area is not considered unacceptable, especially in relation to the open views across the fields eastwards.

On balance, no adverse impacts of granting permission to the proposals would significantly and demonstrably outweigh the benefits, when assessed against the planning policies taken as a whole.

Conclusion

Taking into account the considerations above, the proposed development complies with Policies 1, 2, 3, 7 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.