

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0868-26 **Applicant:** New Horizon Flowers
Proposal: Erection of agricultural chill store and pack house
Location: Adj. Howards Yard Herdgate Pinchbeck
Terminal Date: 9th October 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework August 2026

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application seeks to establish if prior approval is required for the erection of an agricultural chill store and pack house. According to the submission, the building is proposed to store and pack various cropped flowers from the fields adjoining the site.

Although not referred to in the description of development, a planted bund is also shown within the submitted site plan to the west of the building, along the western boundary of the site. According to the applicant's agent, the bund is proposed to be no taller than 1m. An area of hardstanding is also shown at the front of the building next to Herdgate and this is also not referred to within the application form. Notwithstanding this, the area of hardstanding has also been considered.

According to the application form, the agricultural unit comprises 80 hectares. Permitted development rights for agricultural development on units of 5 hectares or more are set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

Relevant Planning History

No applications have previously been submitted within the site.

Consultation

As the application is a prior notification application, there is no requirement for formal consultation; however, Pinchbeck Parish Council have responded with the following comments:

"The proposed agricultural chill store and pack house adjacent to Howards Yard, Herdgate, would provide facilities for handling agricultural produce, supporting local agriculture and the rural economy."

Planning Assessment

Whether the proposal is permitted development

The application is a prior notification application submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

Class A states that development consisting of the following is permitted:

"A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit."

As set out above, the proposal is for an agricultural building for the storage and packing of various cropped flowers from the fields adjoining the site. As such, it is considered that the building would be reasonably necessary and for agricultural purposes. The hardstanding area at the front of the building can also be regarded as reasonably necessary to support the operations of the building.

It is also considered that the proposed 1m tall bund to the west of the building would comprise an excavation / engineering operation.

Class A is subject to restrictions which are set out under Section A.1 parts (a) to (l). The proposed building against these limitations below.

"a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;"

According to the application form, the parcel of land where the development is less than 1 hectare but more than 0.4 hectares. This would make the development ineligible under Class A; however, the land within the blue line boundary shown on the location plan covers approximately 3.3 hectares. Whilst the red line boundary covers approximately 0.59 hectares, it is not considered that the development is contrary to part (a) as the parcel of land where the development is proposed is shown by the blue line boundary within the submitted plans and this exceeds 1 hectare.

"b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;"

The local planning authority is not aware of any other development that has taken place under Class Q or S within the agricultural unit.

"c) it would consist of, or include, the erection, extension or alteration of a dwelling;"

The proposed development would not consist of, or include the erection, extension or alteration of a dwelling.

"d) it would involve the provision of a building, structure or works not designed for agricultural purposes;"

According to the application form, the proposed building is proposed to store and pack various cropped flowers from the fields adjoining the site. As such, the proposed development is for agricultural / horticultural purposes.

"e) the ground area which would be covered by
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations ; or
(ii) any building erected or extended or altered by virtue of Class A ,
... calculated as described in paragraph D.1(2)(a) of this Part;"

The proposed building would cover 1,498sqm and the hardstanding area would cover approximately 950sqm.

"f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;"

There are no aerodromes within 3km of the site.

"g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;"

The proposed building would measure 7.6m up to the ridgeline and as such, the building would not exceed 12m in height.

"h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;"

The proposed development is not within 25 metres of a metalled part of a trunk road or classified road.

"i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;"

The proposed development does not relate to the accommodation of livestock or for the storage of slurry or sewage sludge.

"j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;"

The site does not comprise article 2(4) land.

"k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system
(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
(ii) is or would be within 400 metres of the curtilage of a protected building;"

The proposed development is not for the storing of fuel or waste from a biomass boiler.

"(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument;"

The site does not feature a scheduled monument.

Therefore, the proposed building and the hardstanding area accord with the relevant restrictions set out within Section A.1 of Class A.

Whether the proposal meets the conditions of Class A

Section A.2 set out the conditions that must be met for development to be permitted under Class A. Some of the conditions are not relevant to the current proposals; however, the proposed building meets the relevant conditions set out in parts (1) to (7). For example, the current application has been submitted to establish if prior approval is required for the siting, design and external appearance of the building, as is required under part (2).

In terms of the appearance of the development, the proposed building would measure 41m by 35m, featuring two gable end roof forms. The building would measure 7.6m in height at its tallest and

6.5m in height up to its eaves. An additional element is proposed at the rear of the building that would measure 21m by 3m featuring a gable end roof form that measures 4.2m in height up to its ridge line.

The southern elevation of the building would comprise the front elevation as this faces towards Herdgate Lane. The southern elevation is proposed to feature two large roller shutter doors.

The building is proposed to feature olive green profiled metal sheeting on its external walls, a grey profiled metal sheeting roof, olive green rainwater goods and Juniper Green Metal flashings and doors.

The proposed earth bund would be no taller than 1m and would be located to the west of the building, along the western boundary of the site. It is presumed that the soil would be taken from the area where the building is proposed.

In terms of the immediate site context, the site currently comprises an open parcel of agricultural land; however, there are some trees to the east and west of the site. There is a dwelling located to the east (Herdgate House) and a dwelling to the west (Windy Lodge). To the rear of Windy Lodge, there are greenhouses that cover a relatively large area of land. There is also a dwelling to the south-east of the site on the opposite side of Herdgate Lane (The Lodge).

Evolve Flowers is located approximately 100m to the north-east of the site, within which there appears to be horticultural buildings and Spanish tunnels (a growing area). The Lambs Flowers site is located to the south-west of the site on the opposite side of Herdgate Lane. This site features large scale greenhouses and some horticultural buildings, the closest structures are approximately 120m from the site.

Therefore, the building is proposed to be located within a semi-rural area; however, the area is also characterised by existing agricultural and horticultural buildings. There are buildings of a comparable scale and appearance located on Herdgate Lane. The general landscape around the site appears to be interspersed by trees, hedgerows, ditches, dwellings and agricultural buildings.

Whilst the proposed building is relatively large, it accords with the maximum size limitations of Class A and it would be near to existing agricultural buildings which are of a similar scale and appearance. The proposed external materials would also be similar to agricultural buildings located along Herdgate Lane.

Whilst the proposal would introduce built development into a relatively open parcel of land, it is considered that the proposed building and bund would have an acceptable impact on the area given its proposed siting near to existing large agricultural buildings. Furthermore, there is some screening to the east and west of the site as a result of existing trees which could help soften views of the site from a distance.

The proposed area of hardstanding at the front of the site would be similar to an area of hardstanding at the Lambs Flowers site, approximately 400m to the south-west of the site. Therefore, the proposed hardstanding would not be overtly out of character for the area.

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.

Having assessed the proposal against Class A of Part 6 Schedule 2, the proposal would comprise permitted development and in addition, the proposal would not require prior approval the siting, design and external appearance of the development.

Recommendation

Prior approval is not required.