

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1093-18 **Applicant:** Glenside Nurseries Ltd
Proposal: Proposed glasshouse extensions
Location: Glenside Nurseries Ltd Glenside South West Pinchbeck
Terminal Date: 4th February 2019

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

The presumption in favour of sustainable development
Section 6 - Building a strong, competitive economy
Section 12 - Achieving well-designed places
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for proposed glasshouse extensions at Glenside Nurseries Ltd, Glenside South, West Pinchbeck.

The continuing growth of the business means that additional growing space is required - The extensions (which would be completed in 2 phases) would create an addition 6,144m² of floorspace and two additional full time employee positions. The proposed extensions would be off the rear of the existing large glasshouse at the rear of the site and would total approx. 51m deep and 120m wide. It would be a continuation of the existing glasshouse profile, comprising of galvanised steel structures with galvanised steel gutters and 4mm horticultural glass with glazing bars.

Site Description

The site accommodates a horticultural nursery specialising in growing bedding plants. There are already a number of glasshouses on the site, totalling a floorspace of 14,923m². There are agricultural fields on 3 sides and the surrounding area is distinctly rural in character.

The site is not within any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside.

Representations

SHDC Environmental Protection - No objections.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

No public representations have been received.

Material Considerations

Policy

The site is not within any defined settlement limit as set out in the South Holland Local Plan (2006) nor within any settlement boundary within the South East Lincolnshire Local Plan, Publication Version (2017). It is therefore within the open countryside in policy terms and on greenfield agricultural land.

Policy SG4 of the South Holland Local Plan (2006) makes provision for agricultural (including horticultural) development in open countryside locations. Paragraph 80 of the National Planning Policy Framework (2018) (NPPF) specifically indicates that planning decisions should support economic growth and productivity and Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas.

In support of their application, the applicant has outlined that "the continued growth of the business and the need to provide the sufficient volume of high quality bedding plants to satisfy customer demand requires expansion of the existing glasshouses." The local and national policy context is clearly one that seeks to support business in general and rural business, such as horticulture, in particular. Whilst there is vacant allocated land within the district, it is considered unrealistic to expect a horticultural business, particularly on this scale, to seek to re-locate in such a location.

Glasshouse developments are common place in the open countryside across South Holland and are considered to be an acceptable exception to protecting the open countryside from development in accordance with Policy SG4 of the Local Plan.

Impact upon character and appearance

The existing character of the wider area is rural in nature, however the site and glasshouses are already visually prominent when you travel along Glenside South. Although the extensions would be at the rear of the site, they would be visible from Glenside South, but views from the east, south and west would only be long distance. Furthermore, as previously mentioned, glasshouse developments are common in the landscape of South Holland. Given this and the present scale of development in

this location, it is not considered that the proposed extensions would have a material adverse impact on the character and appearance of the area.

Residential amenity

There have been no resident objections and the nearest residential properties front onto Glenside South, being at least 150m away. SHDC Environmental Protection have raised no concerns. There would therefore be no justifiable reason to refuse the application on the grounds of residential amenity.

Conclusion

Taking into account the above, the proposal is considered to accord with Policies SG1, SG4, SG14, SG17 and SG20 of the South Holland Local Plan (2006), as well as Sections 6 and 12 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.