CHAIRMAN'S PANEL Held On: 13th March 2020

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1244-19**	**Applicant:**	**Mr & Mrs L Slack**
Proposal:	Erection of marquee and change of use of land for ceremonial and entertainment events		
Location:	Crown Hall Farm Dozens Bank West Pinchbeck		
Terminal Date:	8th May 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
09	Promoting a Stronger Visitor Economy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 5, 6, 12 and 14 of the National Planning Policy Framework (2019)

5 - Delivering a sufficient supply of homes
6 - Building a strong, competitive economy
12 - Achieving well-designed places
14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC	0	0	0	1

ENVIRONMENT OFFICER				
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	1

Route for determination of application	**Delegated**	X	**Committee**	

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of marquee and change of use of land for ceremonial and entertainment events at Crown Hall Farm, Dozens Bank, West Pinchbeck.

The proposal seeks three passing places on the existing access road, conversion of existing store / double garage buildings to form three guest bedrooms, a bus / coach park, 60 car parking spaces, staggered seating adjacent to the boat house for use as a wedding building, a paved footpath leading to the events marquee on a permanent concrete base. The originally submitted marquee was permanent in nature would have measured 12.7 metres in width, 30.35 metres in depth, have an eaves height of 2.426 metres, and a maximum apex height of 4.613 metres. An amendment was sought by the applicant to provide flexibility for temporary marquees for any given event. The maximum dimensions given for any temporary marquee would be a length of 31 metres, a width of 18 metres and a maximum height of 4.613 metres.

The applicants are currently a mobile events company with over 15 years experience in corporate and private events. The marquee is proposed to be a multi-functional building that can accommodate dining facilities for ceremonial events, functional area for community groups, and charity organisations as well as other potential events. This development is to enable this established business to expand.

It is proposed that lighting is installed that will ensure guests can see clearly whilst not providing light pollution beyond the site, the sound system will be dedicated equipment that aims the sound in a downward direction that negates sound disturbance.

Site Description

The proposal site is outside of defined settlement limits in the countryside. The surrounding area is predominately rural and is characterised by non-nucleated linear development of buildings of varying ages and design. The perimeter of the site to the north, east and south is shielded by dense, mature conifer trees.

The site its self is occupied by a dwelling with various outbuildings and a commercial warehouse. There is also a boathouse and lake. The owners of the site run a mobile events company.

History

H14-0022-90

Full - Change of use for collection and restoration of vintage public transport - Approved - 12 April 1990.

H14-1223-92

Full - Change of use - operation of commercial vehicle rental business - Refused - 09 January 1993 - Appeal dismissed - 17 May 1993.

H14-0021-93

Full - Change of use to general industrial nature - Refused - 12 March 1993.

H14-0108-93

Full - Commercial vehicle hire - Refused - 16 May 1994.

H14-0394-95

Full - Proposed extension and alteration to existing house - Approved - 13 June 1995.

H14-0628-96

Full - Proposed extension & alteration to existing house - Approved - 19 August 1996.

H14-1180-96

Full - Change of use to restoration and repair of sports cars and mail order parts sales - Approved - 07 October 1997.

H14-0089-99

Condition Compliance - Details of sound insulation scheme. Condition 4 of H14-1180-96 - Approved - 11 February 2000.

H14-0838-08

Full - Proposed extensions and alterations to house - Approved - 03 September 1998.

H14-0290-18

Full - New vehicular access - Approved - 16 May 2018.

Consultation Responses

Pinchbeck Parish Council

Support.

Historic Environment Officer

No archaeological report.

Welland & Deepings Internal Drainage Board

Will discuss the potential for a future access culvert with the Board in the future. This does not form part of this application.

County Highways & SUDS Officer

No objections. Having given due regard to the appropriate local and national planning policy guidance (in
particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Environmental Health Officer

No objections.

Member of the public - Objection

- Noise concerns

- Potential for anti-social behaviour

Planning Considerations

Principle of development

It is considered that the use of part of this site for the siting of a marquee and the use of the land and marquee for ceremonial and entertainment events would support the existing business on the site as well as provide additional facilities for such uses in the District.

Policy 9: Promoting a Stronger Visitor Economy sets out that outside settlements, such as in this location, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:
1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise.

The use would have a link to the existing business on the site. It is considered that the use could be operated with control via conditions so that the use would not conflict with neighbouring land uses, and in particular adjoining residents.

Visual Impact

The marquee would not be visible from the public highway and would be obscured by the boundary treatments of mature conifers on the site.

Low level lighting is proposed that would not be visible beyond the site. This is to be controlled by condition.

Traffic impacts

It is not considered that the use of this site would have a detrimental impact on the surrounding road network and would not lead to harm to vehicular and pedestrian safety. It is to be noted that LCC Highways Service have considered, and have not objected to this scheme.

Sustainability

The proposal site is outside of defined settlement limits in the countryside. For this reason Policy 1: Spatial Strategy, needs to be considered when looking at the sustainability of this proposal. With regard to countryside locations, Policy 1 sets out, inter alia, that

In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The justification for this policy stance is shown at 3.2.15 of the SELLP to be Agriculture and forestry are clearly uses which must function in the Countryside but other uses which may diversify from agriculture and forestry, e.g. recreation and tourism, can meet the broad sustainable objectives of the Local Plan. The policy also links to Policy 9: Promoting a Stronger Visitor Economy and this is addressed above.

It is considered that despite being within the countryside the development the benefits of the ability of the business to add to the employment and wider economic offer of the District and the support for the visitor economy is a strong reason to give this sustainability criterion more weight that the matters of geographic location within the countryside in this case.

Noise concerns

It is considered that due to the site being surrounded by agricultural land and equestrian uses.

The nearest dwelling to the site is Cedar Lodge, which is to the east of the A151 and is approximately 60 metres from the edge of the site and approximately 125 metres from the nearest part of the marquee.

There are dwellings and other uses to the south-east of the site, along Dozens Bank that would be at a greater distance to Cedar Lodge, and would be separated from the wider site by at least 100 metres.

It is considered that provided conditions are applied, the noise generated by the site and the hours of operation of the uses could be controlled to such an extent that there would be no undue disturbance to nearby uses and residents.

Potential for anti-social behaviour

The marquee and events site is a significant distance from other properties. It is not a matter of significant planning weight to presume as to the behaviour of future users of the site.

Guest rooms

A condition will be attached to stipulate that the rooms can only be used for events purposes only and cannot form primary living accommodation at any time.

Conclusion

It is considered that the use of part of this site for the siting of a marquee and the use of the land and marquee for ceremonial and entertainment events would support the existing business on the site as well as provide additional facilities for such uses in the District. The proposal is considered to accord with Policies 2, 3, 7 and 9 of the SELLP, as well as Sections 5, 6 & 12 of the NPPF.