DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0144-19**	**Applicant:**	**J B Robinson & Son**
Proposal:	Proposed flower bunching and grading shed with covered canopy and switchgear building		
Location:	Providence House North Drove Quadring Fen		
Terminal Date:	14th May 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 6 - Building a strong, competitive economy
Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a proposed flower bunching and grading shed with covered

canopy and switchgear building at Providence House, North Drove, Quadring Fen.

The proposed shed would be located at the rear of the site behind an existing flower store and would be approx. 24m x 30m in size with a 9m covered canopy off the western elevation. It would have a maximum height of 9.7m. The switchgear building would be approx. 6m x 6m and would be sited immediately adjacent to the flower bunching and grading shed. The shed and switchgear building are proposed to be constructed of juniper green metal cladding (walls) and goosewing grey metal cladding (roof). An area of hardstanding is proposed to the west of the shed.

Site Description

The site currently accommodates an agricultural business which is located to the south of North Drove (Quadring Fen), which is a narrow single track lane. Existing built development in the area is sparse and is generally limited to that which is agricultural in nature although there are a few residential properties nearby. There are two existing large sheds on the site as well as some smaller buildings.

The site is located in the Countryside in planning policy terms as it is not within any settlement boundary as defined in the South East Lincolnshire Local Plan (2019).

Representations

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

SHDC Environmental Protection - No objection.

No resident comments have been received.

Material Considerations

- Principle
- Impact upon the character and appearance of the area
- Residential amenity

Principle

The site is not within any settlement boundary as defined in the South East Lincolnshire Local Plan (2019) (SELLP) and is therefore classed as being in the countryside.

Policy 1 (Spatial Strategy) of the SELLP states 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.' This application is for a proposed shed to support an existing agricultural business operating on the site. The supporting text for Policy 1 states that agriculture is clearly a use which must function in the countryside and that it is a location which is a precious resource because of its role for agriculture. The proposed development is therefore considered to be acceptable in this location, in principle.

Impact upon the character and appearance of the area

Although there are a few residential properties in the vicinity, the predominant character of the area is rural with open fields interspersed with agricultural related buildings. There are already two large sheds on the site, one of which is very similar in appearance to that proposed, and large scale agricultural sheds are common place in the open countryside across South Holland. Furthermore, much of North Drove is lined by trees/hedging and so views of the site are fairly limited. Given this, it is considered that the proposed development would have an acceptable impact upon the character and appearance of the area.

Residential amenity

The nearest residential properties are at least 140m away and no resident objections have been received. Furthermore, SHDC's Environmental Protection Department have no objections to the proposal. It is therefore considered to be acceptable in terms of residential amenity.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (2019) as well as Sections 6 and 12 of the National Planning Policy Framework (2019).

The recommendation therefore is for a delegated approval.