

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0321-20 **Applicant:** J B Robinson & Son

Proposal: Proposed storage building for boxed potatoes and external plant room building

Location: Providence House North Drove Quadring Fen

Terminal Date: 16th July 2020

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 12 of the National Planning Policy Framework (2019)

12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is an application for a proposed storage building for boxed potatoes and external plant room building at Providence House, North Drove, Quadring. The proposal seeks to provide a potato storage building connected to the south of the existing flower bunching and grading shed. The building will project 30 metres south, have a 9 metre canopy with a 24 metre internal building beyond, for a combined width of 33 metres. The eaves height of the building will be 7.5 metres, with an apex height of 9.707 metres.

A detached plantroom measuring 6 metres and 6 metres will be sited to the rear of the existing flower bunching shed immediately adjacent to the new building. The eaves height of the plant room is 4 metres, with a maximum height of 5.058 metres. The storage building and plant room will be constructed from juniper green cladding, with goosewing grey roof cladding to match the existing building sited immediately to the north.

Site Description

The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by sparse development of varying ages and design. The immediate vicinity is agricultural buildings to the north with arable fields to the east, south and west.

History

H15-1053-13

Full - Proposed flower store and farm implement shed - Approved - 04 February 2014.

H15-0129-14

Condition Compliance - Details of external colour (condition 3 of H15-1053-13) - Approved - 03 March 2014.

H15-1085-15

Full - Proposed extension to flower store and farm implement shed - Approved - 04 January 2016.

H15-0144-19

Full - Proposed flower bunching and grading shed with covered canopy and switchgear building - Approved - 11 April 2019.

Consultation Responses

SHDC - Councillor Walsh

Support

LCC - County Highways & SUDS Officer

No objections

Environmental Health Technician

No objections. Requests a background noise level condition.

Planning Considerations

Principle of development

The proposal seeks to position for agricultural use on agricultural land that is of a similar height and design to that of the adjacent flower bunching and grading building.

Impact of development

There is not considered to be a material impact from the proposal. The new building will retain storage on site and reduce vehicle movements thereby increasing the sustainability of the site.

Sustainability is one of the core aims of the National Planning Policy Framework.

Conclusion

In light of the above considerations 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 Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.