DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-0356-22**	**Applicant:**	**J B Robinson & Son Ltd.**
Proposal:	Extension to existing agricultural building		
Location:	J B Robinson & Son Ltd North Drove Quadring Fen		
Terminal Date:	4th July 2022		

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 2021

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

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is an application at J B Robinson & Son Ltd, North Drove, Quadring Fen for an extension to an

existing agricultural building. The proposal seeks to provide an extension to the existing coldstore building with a maximum width of 107 metres and a depth of 66 metres. The extension will contain three pitched roofs with a maximum height of 9.707 metres for the easternmost building, 11.167 metres for the central building and 10.736 metres for the westernmost building.

A 4.8 metre high concrete wall will be sited around most of the northern elevation, all of the western elevation and most of the westernmost building southern elevation. The remainder of the walls will be constructed from juniper green composite cladding, with goosewing grey composite cladding roofs. A hardstanding area measuring 35 metres in width and 30 metres in depth will be sited to the south of central building.

The building will solely be for storage of goods produced by J B Robinson & Son Ltd.

SITE DESCRIPTION

The site is located in the Countryside in planning policy terms as it is not within any settlement boundary as defined in the SELLP. The site is in Environment Agency Flood Zone 3

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.

RELEVANT HISTORY

H15-0144-19

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

H15-0321-20

Full - Proposed storage building for boxed potatoes and external plant room building - Approved - 15 July 2020.

H15-1023-20

Full - Change of use of agricultural coldstore to mixed agricultural coldstore and storage of third party agricultural produce - Approved - 07 September 2021.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

"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 provided the additional storage buildings, being proposed at this long-established agricultural/horticultural business, are used for the storage of crops grown on the Applicant Company's own land - as described in the supporting documentation - then the proposed development would not be expected to have an unacceptable impact upon highway safety.

That is not to say that should the proposed buildings or parts of those buildings later be used for the storage of crops, materials or goods from elsewhere, that this would necessarily have an unacceptable impact upon highway safety but such a change should properly be subject to separate referral to the Planning system when it would be subject to scrutiny by all appropriate parties.

The proposed development, as submitted, is acceptable in Highway terms and the Authority, does not wish to object to this planning application"

SHDC - Environmental Protection

No objections.

Quadring Parish Council

"No objections. Parish council are in support of the application with welcome expansion of a local business and potential of employment to the area."

PLANNING CONSIDERATIONS

Principle of development

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

Policy 1 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.

PLANNING BALANCE

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, 2021.

CONCLUSION

This application is recommended for approval.

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.