DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0603-23**	**Applicant:**	**Snaith Flowers Ltd**
Proposal:	Erection of storage building extension and provision of hardstanding		
Location:	Ash House Farm Station Road Surfleet		
Terminal Date:	23rd August 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2021

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2021

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

PROPOSAL

This is an agricultural determination application for the erection of a storage building extension and the provision of hardstanding at Ash House Farm, Station Road, Surfleet. This application seeks to provide an extension that measures 22 metres in width, 30.48 metres in length, has a 5.5 metres eaves height and a 7.44 metre ridge height. The walls and roof will be constructed from goosewing grey 120mm composite panels. The building will will be used for the storage of flowers grown in the local area. The total area covered by this building is 670.56 square metres. The proposed area of hardstanding will be located to the south-west of the proposed building, adjacent to the southern boundary, with the River Glen beyond. The area covered by the hardstanding will be 26.5 metres in width and 12 metres in depth. The total area covered by this hardstanding is 318 square metres. This brings the total area covered by the new proposals to 988.56 square metres.

SITE DESCRIPTION

The site is within the defined settlement limits of Surfleet and the immediate area is bordered by agricultural buildings to the east and west, an agricultural yard to the south and the applicant's dwelling behind an established hedge to the north. Further beyond the surrounding area is characterised by linear development with an arable field to the east with dwellings beyond. Dwellings are also located to the north and east beyond the site with further arable fields to the south. The southern edge of the site is in Environment Agency Flood Zone 3, and is located in a

'Low Hazard' area, with a maximum predicted flood depth of 0.5 metres on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H17-0973-20

Agricultural Determination - Farm machinery store - Approved - 26 November 2020.

H17-0977-20

Agricultural Determination - Flower storage building with canopy - Approved - 25 November 2020.

CONSULTATION RESPONSES

None

EVALUATION

Compliance with the General Permitted Development Order

The proposal complies with Class A of Part 6 because:

- The unit of land is larger than 1 hectare in size.

- The building and hardstanding is for agricultural purposes.

- The building and hardstanding area combined does not exceed 1000 square metres in size. An agricultural building approved under an agricultural determination application has not been constructed on this land in the last two years.

- The building and hardstanding is not within 3 miles of an aerodrome.

- No part of the building exceeds 12 metres in height.

- No part of the building or hardstanding is within 25 metres of a trunk or classified road.

- The building is not for livestock or anaerobic digester / biomass boiler systems within 400 metres of a protected building.

- The building and hardstanding is not sited on Article 4 land.

The details submitted comply with Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2021 (as amended).

CONCLUSION

The details submitted comply with Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2021 (as amended) so further planning consent is not required.

RECOMMENDATION

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.