

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H18-0632-24 **Applicant:** The Trustees of The Henry Smith Charity

Proposal: Proposed alteration to agricultural access

Location: Land Southwest Of Chalk Lane Sutton Bridge Spalding

Terminal Date: 19th August 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2023

Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A of Part 6 of Schedule 2

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application comprises a determination as to whether prior approval is sought for alterations to agricultural access. This is under Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Site Description

The site is located outside any defined settlement boundary as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). It is set off Chalk Lane and runs parallel with the River Nene, there are other existing properties in the immediate area as well as large open agricultural fields.

History

No relevant planning history.

Material Considerations

The proposal constitutes permitted development under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. It is on a holding of more than 5 hectares and complies with the conditions within Paragraph A.1 according to the application form.

Whilst no section of Part 6, Class A explicitly references alterations to access it is considered that these works fall under 'engineering operations', which are reasonably necessary for operations within the agricultural unit. The alteration to the access is would be suitable to support the existing agricultural vehicle movements into the site. It is also worth noting that there will be no additional vehicle movements and it is not anticipated to result in any impact on the local highway network.

The proposal does not conflict with any other sections within this class and therefore is considered acceptable.

Conclusion

Prior approval for the alterations to the access is not required.