DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H20-0489-26**	**Applicant:**	**Mr J Gent**
Proposal:	Proposed general purpose agricultural storage building		
Location:	Acre Farm 40 Guanockgate Road Sutton St Edmund		
Terminal Date:	18th June 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application seeks to establish if prior approval is required for a proposed agricultural building on land at Acre Farm, 40 Guanockgate Road, Sutton St Edmunds. According to the submission, the building is proposed for additional storage in association with the production of free range eggs within the two buildings to the north of the site.

According to the application form, the agricultural unit comprises 16 hectares. Permitted development rights for agricultural development on units of 5 hectares or more are set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

The proposed building would measure 21m in length and 20m in width. The building is proposed to feature a gable end roof form; however, the eaves height of one of the roof slopes is lower than the other roof slope as the building is proposed to feature a covered extension area on its southern side.

Relevant Planning History

No applications have previously been submitted within the site where the building is proposed.

Land to the north:

H19-0431-13: (Full Application) Erection of agricultural building for free range egg production - approved 30 July 2013

Land to the south:

H19-0736-24: (Full Application) Erection of a self-build agricultural workers dwelling and garage to replace existing agricultural workers caravan - approved 23 October 2024

H19-0156-25: (Section 73) Erection of a self-build agricultural workers dwelling and garage to replace existing agricultural workers caravan - Approved under H19-0736-24. Modification to Condition 2 to allow amendments to previously approved plans & modification to Condition 5 to allow amendment to wording - approved 16 April 2025

Consultation

As the application is a prior notification application, there is no requirement for formal consultation.

Planning Assessment

Whether the proposal is permitted development

The application is a prior notification application submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

Class A states that development consisting of the following is permitted:

"A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of
(a) works for the erection, extension or alteration of a building; or
(b)any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit."

This is subject to restrictions which are set out under Section A.1 parts (a) to (l). The proposed building does not exceed any of these limitations, as set out below.

"a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;"

According to the application form, the parcel of land where the development is located exceeds 1ha. As such the proposals accord with part a.

"b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;"

The local planning authority is not aware of any other development that has taken place under Class Q or S within the agricultural unit.

"c) it would consist of, or include, the erection, extension or alteration of a dwelling;"

The proposed development would not consist of, or include the erection, extension or alteration of a dwelling.

"d) it would involve the provision of a building, structure or works not designed for agricultural purposes;"

According to the application form, the proposed building will be used for agricultural storage, specifically to store equipment to support the existing agricultural business which includes the free range egg units to the north of the site. As such, the proposed development is for agricultural purposes.

"e) the ground area which would be covered by
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations ; or
(ii) any building erected or extended or altered by virtue of Class A ,

... calculated as described in paragraph D.1(2)(a) of this Part;"

The proposed building is not intended to accommodate livestock or plant and machinery. Furthermore, the proposed building would feature 420sqm of floorspace and would therefore not exceed 1,500sqm.

"f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;"

There are no aerodromes within 3km of the site.

"g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;"

The proposed building would measure 6.5m up to the ridgeline and as such, the building would not exceed 12m in height.

"h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;"

The proposed development is not within 25 metres of a metalled part of a trunk road or classified road.

"i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;"

The proposed development does not relate to the accommodation of livestock or for the storage of slurry or sewage sludge.

"j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;"

The site does not comprise article 2(4) land.

"k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system
(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
(ii)is or would be within 400 metres of the curtilage of a protected building;"

The proposed development is not for the storing of fuel or waste from a biomass boiler.

"(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument;"

The site does not feature a scheduled monument.

Therefore, the proposed building accords with Class A and is considered to comprise permitted development.

Whether the proposal meets the conditions of Class A

Section A.2 set out the conditions that must be met for development to be permitted under Class A. Some of the conditions are not relevant to the current proposals, however, the proposed building meets the relevant conditions set out in parts (1) to (7). For example, the current application has been submitted to establish if prior approval is required which is required under part (2).

Summary

To summarise, the proposed building would measure 21m in length and 20m in width. The building is proposed to feature a gable end roof form; however, the eaves height of one of the roof slopes is lower than the other roof slope as the building is proposed to feature a covered extension area on its southern side. The eaves height on the northern elevation would measure 4.5m whereas on the

southern side of the building the eaves would measure 2.9m in height.

The building is proposed to feature green profiled sheeting on its elevations and grey fibre cement sheeting on its roof.

The building is proposed for agricultural storage purposes, to support the free range egg unit production that takes place on land to the north of the site.

The building is proposed to be located approximately 250m to the east of Guanockgate Road, within a rural area. The area around the site is relatively flat and open; however, the landscape is interspersed by some trees, hedgerows and ditches.

In terms of the immediate site context, there are two large egg production buildings located to the north and there are solar panels located to the south. As set out previously, approval has been granted for an agricultural worker's dwelling under application H19-0736-24. The dwelling would be located on land to the south-west of the proposed storage building. It is considered that the proposed building would have an acceptable impact on the proposed dwelling as the buildings would not be unduly close to one another.

Whilst the surrounding landscape is relatively flat and open, it is considered that the proposed building would have an acceptable impact on the area given its proposed siting near to large agricultural building. Furthermore, the scale of the proposed building is not uncommon for agricultural storage purposes.

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.

Having assessed the proposal against Class A of Part 6 Schedule 2, the proposal would represent permitted development and in addition, the proposal would not require prior approval the siting, design and external appearance of the building.

Recommendation

Prior approval is not required.