

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H20-0701-24 **Applicant:** A and H Nurseries Limited

Proposal: Extension to general purpose storage building

Location: Poplar Farm Old Fendyke Sutton St James

Terminal Date: 24th September 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application comprises a determination as to whether prior approval is sought for an extension to an agricultural store at Poplar Farm, Old Fendyke. 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 Old Fendyke which leads directly into the settlement of Sutton St James and the buildings itself is sited to the north west of the overall site.

History

No relevant site 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. This is subject to the developer applying to the local planning authority to determine as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. A building within 90 metres has not been provided on the holding within the last 2 years.

This application is therefore to determine whether the prior approval of the authority will be required as to the siting, design and external appearance of the building in accordance with paragraph A.2 (2).

The walls will be constructed in profile cladding in green with the roof being profile cladding in a light grey. These materials are considered to be appropriate for a building of this nature plus it will match the extant buildings on site. The prior approval of siting, design and external appearance is not therefore required in this case.

Conclusion

Prior approval for the extension to an agricultural store is not required.