DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H20-0941-18**	**Applicant:**	**A & H Nurseries Ltd**
Proposal:	Erection of a building for the storage of Farm Equipment and Produce		
Location:	Poplar Farm Old Fendyke Sutton St. James		
Terminal Date:	28th December 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 6, 12 & 14 of the National Planning Policy Framework (2018)

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full application for the erection of a building for the storage of farm equipment and produce at Poplar Farm, Old Fendyke, Sutton St James. The proposal is in the open countryside and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a building that is constructed from dark green profile cladding, 43.03 metres in width, 72 metres in length, with a 6 metre eaves height and a maximum apex height of approximately 9 metres.

The County Highways & SUDS Officer and Environmental Health Technician have no objections to the proposal. Sutton St James Parish Council supports the application. Following surface water drainage queries by South Holland Internal Drainage Board, the agent has stated "All surface drainage water from the site will be piped into the existing drainage system on site. All surface water from the site is piped to the existing reservoirs on site. There will not be any foul drainage from the storage building."

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Sections 6, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.