

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H20-1130-23      **Applicant:** Mr P Stubley  
**Proposal:** Proposed agricultural shed  
**Location:** Land Off Taylors Drove Sutton St James Spalding  
**Terminal Date:** 19th January 2024

### Planning Policies

**South East Lincolnshire Local Plan - Adopted: March 2019**

**National Guidance**

**National Planning Policy Framework 2023**

**The 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 |
|-------------------------------------------|--------|---------|---------|----------|
| NORTH LEVEL<br>INTERNAL DRAINAGE<br>BOARD | 0      | 0       | 0       | 1        |

### CASE OFFICER ASSESSMENT

#### Proposal

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

The proposed building is L-shaped and would have a maximum length and width of some 18 metres and ridge height of some 7.04 metres. It would be constructed in a combination of Red multi brickwork (lower section) and Moorland Green profiled metal cladding, with a Moorland Green profiled metal roof. It would be used for the storage of farm machinery.

#### Site Description

The site is a parcel of agricultural land on the eastern side of Taylors Drove. New development (30 dwellings) is currently under construction some 150 metres to the north (ref. H20-0296-23). Two new dwellings are also situated approximately 180 metres to the north-west on the opposite side of

Taylors Drove. A dwelling (Lynn House) and associated yard is also situated some 170 metres to the south.

### **Recent Site History**

None

### **Consultations**

North Level District Internal Drainage Board

No objections.

### **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.

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 site is not in an environmentally sensitive area. The building would be constructed in a mixture of red multi brickwork and Moorland Green profiled metal sheeting. It is considered appropriate for a building of this nature.

### **Conclusion**

Prior approval for the siting, design and external appearance is not required.