

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-1058-18 **Applicant:** K A Groves & Son
Proposal: Change of use of agricultural land to parking of HGV lorries (retrospective)
Location: White Cross Farm Hunts Gate Sutton St James
Terminal Date: 7th January 2019

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

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a retrospective application for the change of use of agricultural land to parking areas for HGV lorries at White Cross Farm, Hunts Gate, Sutton St James. The proposal is outside of defined settlement limits in the open countryside. The surrounding area is predominately rural and is characterised by buildings of varying ages and design. Properties named Edelweiss and Redmere

are sited a small distance to the southwest of the site.

The proposal consists of three separate areas on site. One area to the north is for the parking of statics, one area to rear and east is for trailers. The area to the south is for five lorries and trailers. The proposal site is to operate up to 7 days a week, 24 hours a day.

The County Highways & SUDS Officer has requested an access condition stating: "Prior to the commencement of the use hereby permitted, the vehicular access to the site shall be hard-surfaced in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority."

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from noise and general disturbance. 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 Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.