

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H22-0296-24 **Applicant:** Slator Bros Farms Ltd

Proposal: Details of external materials, landscaping & tree planting & biodiversity net gain (Conditions 4, 10 & 11 of H22-1011-23)

Location: Beacon Farm Wisemans Gate Weston

Terminal Date: 29th May 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed and beautiful places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 10 & 11 of H22-1011-23 (details of external materials, landscaping & tree planting & biodiversity net gain).

Site Description

The site (some 0.54Ha) is located on the northern side of Wiseman's Gate some 300 metres north of the A151. The eastern section is within the existing industrial curtilage and the western section is agricultural land.

A childrens home is situated immediately to the south-east and a pair of semi-detached properties some 75 metres to the south.

History

H22-0422-05 - Full - Change of use from agricultural to B1/B8 industrial use - Refused 25 May 2005 on policy and highway grounds.

H22-0530-11 - Full - Erect agricultural building Granted 1 September 2011.

H22-1165-19 - Full - Agricultural workshop - Granted 8 January 2020.

H22-1082-20 - Full - Change of use of farm buildings to commercial uses (E(g)(iii) B2 and B8) - retrospective - Approved 26 February 2021.

H22-0118-22 - S73A - Change of use of farm buildings to commercial uses (E(g)(iii) B2 and B8)- retrospective - approved under H22-1082-20. Modification of Condition 7 to allow a further period of 18 months to complete works to improve the public highway - Approved 29 March 2022.

H22-1011-23 - Full - Erection of 2 new industrial units (Use Classes B2 and B8) - Granted 11 January 2024.

Planning Considerations

Condition 4 (materials) - the walls will be constructed of powder coated Olive Green metal cladding to match that on the existing storage unit no. 8. The roof will be similar with translucent rooflights. The doors Olive Green metal roller shutters. The details are considered acceptable.

Condition 10 (landscaping) - The landscaping scheme includes ten native trees (Bird Cherry and Rowan), plus scrub buffers and grassland.

Condition 11 (biodiversity net gain) - The proposal includes additional trees, mixed shrub and grassland as indicated above. Bat and boxes are also proposed, along with a Barn Owl and Swift boxes. The proposal represents a biodiversity net gain and is acceptable.

It should be noted that the original application was submitted prior to mandatory requirements for Biodiversity Net gain as introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) which requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics.

Conclusion

That conditions 4, 10 & 11 of H22-1011-23 be discharged.