

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H22-0979-23 **Applicant:** Mr J Worrall
Proposal: Proposed Barn
Location: Land Adj. Fengate Drove & Delgate Bank Weston Hills Spalding
Terminal Date: 3rd January 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)

Schedule 2 - Part 6 - Class A

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application is for a determination as to whether prior approval is sought for an agricultural barn for the storage of machinery. 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 building would have a length of 13 metres, width of 10 metres and ridge height of some 6.5 metres. It would be constructed in polyester coated metal sheeting (light grey).

Site Description

The site is agricultural land to the north of Fengate Drove and west of Delgate Bank. Tree planting is situated to the south. The nearest dwelling is Mereside some 180 metres to the south-east.

Site History

H22-0085-23 - Full - Proposed new field access - Approved 8 March 2023.

Material Considerations

Consideration under Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

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.

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 polyester coated metal sheeting (light grey). It is considered appropriate for a building of this nature.

Conclusion

The details submitted comply with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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