

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H22-1165-19	Applicant:	Slator Bros (Farms) Ltd
Proposal:	Agricultural workshop		
Location:	Beacon Farm Wisemans Gate Weston		
Terminal Date:	3rd February 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is an application for an agricultural workshop at Beacon Farm, Wisemans Gate, Weston. The building will be used to maintain, repair and store the farm's own farm machinery.

The proposal seeks to provide an olive green box profile coated steel building with concrete panels forming the base of the walls. 8 surface rooflights will be provided, with 4 on each roof slope. The building will measure 8 metres in depth, 18.6 metres in width, a 4 metre eaves height with a 4.75 metres overall height.

The building replaces an existing dilapidated storage building and will have a drainage channel to the rear at the west of the proposal.

Site Description

The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

History

H22-1011-01

Full - Change of use to residential children's home for 4 young persons - Approved - 12 October 2001

H22-0422-05

Full - Change of use from agricultural to B1/B8 industrial use - Refused - 25 May 2005

H22-0737-07

Electricity - Proposed 11,000 overhead line - Approved - 26 July 2007

H22-0530-11

Full - Erect agricultural building - Approved - 01 September 2011

Consultation Responses

Environmental Protection Officer

Requests unexpected contamination condition.

Environmental Health (Noise)

No objection.

Planning Considerations

- Principle of development

Principle of development

The proposed building constitutes an agricultural building on a land with established agricultural use. There are no immediate neighbours and the building is of a typical agricultural design.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.