

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H23-0968-21	Applicant:	Mr G Slator
Proposal:	Proposed Agricultural Implement Building		
Location:	Southview Saltney Gate Saracens Head		
Terminal Date:	18th November 2021		

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 2021

Section 12 of the National Planning Policy Framework (2021)

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for a proposed agricultural implement building at Southview, Saltney Gate, Saracens Head. The proposal seeks to provide a building that measures 16 metres in width, approx. 10.5 metres in depth, has an eaves height of 4 metres and a ridge height of 4.7 metres. The building is adjacent to an existing detached garage and would be constructed from goosewing grey profile metal sheeting. The total area of the agricultural unit is 5.6 hectares.

SITE DESCRIPTION

The proposed building would be sited in the open countryside and the surrounding area is characterised by a linear development of buildings of varying ages and design. The A17 is sited to the north and east of the site. The site is in Environmental Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

None relevant.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections.

Whaplode Parish Council

Support

South Holland Internal Drainage Board

"I note that the applicant has indicated that they intend to dispose of surface water via infiltration, however I cannot see that the viability of the proposed drainage strategy has been evidenced. We would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy."

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled Countryside. This section of the policy states:

"The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside. In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits."

When assessed against the above criteria the following can be observed:

Economic - The proposed building will provide temporary construction jobs as well as secure expensive agricultural vehicles to prevent theft. The proposal will help to support an existing local business and support the local jobs market.

Community - The proposal will help to support an existing local business and support the local jobs market.

Environmental - This will help to support the retention of existing vehicles on site thereby lessening a potential need to store goods off site.

This application is considered to accord with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. No trees will be felled to facilitate this proposal. As the building is not immediately adjacent the highway, there is not considered to be a material impact on the character and appearance of the surrounding area.
2. The design is that of a standard agricultural storage building, and the orientation is such that the entrance is not immediately adjacent the highway, located away from the dwellings in the vicinity.
3. The proposed material of goosewing grey profile metal sheeting is a standard material for use in an agricultural storage building.
4. Access and vehicle generation levels are unaffected by this proposal.
5. Existing community services and infrastructure are unaffected by this proposal.
6. The proposal is not considered to lead to an increase in noise, odour or disturbance. The proposed building is not considered to increase visual intrusion as it is 4.7 metres maximum height, located 16.5 metres from the highway and removes agricultural vehicles and equipment from public view.
7. The site is in Environmental Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposed building is not for residential purposes, there is not a requirement to raised finished floor levels. The application form indicates that surface water would be disposed of via soakaways. As requested by the SHIDB, more specific details are required in this respect, which can be addressed by means of a condition. There is no foul water drainage associated with this application.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. No trees will be felled to facilitate this proposal. As the building is not immediately adjacent the highway, there is not considered to be a material impact on the character and appearance of the surrounding area. There is not considered to be a material impact on a sense of place.

5. The application is not considered to impact cycle or bin storage. The building will allow for agricultural vehicle storage but will not impact upon domestic vehicle storage.

11. The proposal is not considered to lead to an increase in noise, odour or disturbance. The proposed building is not considered to increase visual intrusion as it is 4.7 metres maximum height, the closest property is approx. 75m away, the building is located 16.5 metres from the highway and will remove agricultural vehicles and equipment from public view.

12. The site is in Environmental Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposed building is not for residential purposes, there is not a requirement to raised finished floor levels. The application form indicates that surface water would be disposed of via soakaways. As requested by the SHIDB, more specific details are required in this respect, which can be addressed by means of a condition. There is no foul water drainage associated with this application.

This application accords with SELLP Policy 3.

PLANNING BALANCE

By virtue of the use of standard materials, siting away from the highway and other residential properties and the fairly low 4.7 metre ridge height, there is not considered to be a material impact on the character and amenity of the surrounding area. This application is therefore considered to accord 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, 2021.

CONCLUSION

This application is recommendation for approval.

Additional Considerations

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.