

Development Management Delegated Decision Report

B/20/0157



SUMMARY OF APPLICATION				
Application Reference	B/20/0157			
Application Type	Full Planning Permission			
Proposal	Erection of a garage/workshop			
Location	BEESTON FARM, Marsh Lane, Boston, Lincolnshire, PE21 7SJ			
Applicant	Alchemy Farms			
Agent	Mr Baker, Design and Management.co.uk			
Received Date:	20-Apr-2020	Consultation Expiry Date:	11 th June 2020	
Valid Date:	15-May-2020	Statutory Expiry Date:	10-Jul-2020	
Date of Site Visit:	22 nd September 2020	Extension of Time Date:	No	
Objections received?	No.			
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT			
Report by:	Trevor Thompson			
Date:	22 nd September 2020			

OFFICER REPORT



SITE AND SURROUNDINGS:

The application site is located at the extreme eastern end of Battery Lane, off Marsh Lane. It consists of a two storey dwelling plus associated curtilage. The site is located within an industrial/commercial area and there are a variety of industrial uses and buildings within the vicinity of the site. There are no other residential properties within the immediate proximity of the site.

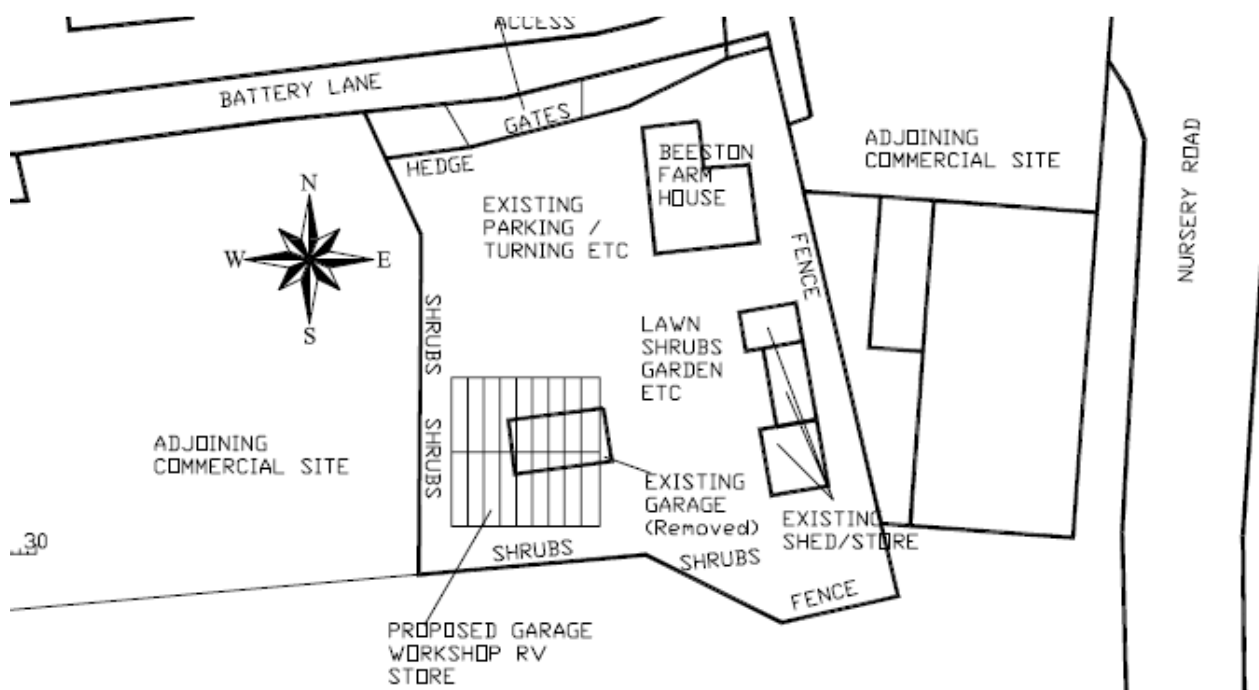
A battery energy storage plant is being developed to the west of the site. The site boundary shared between Beeston Farm and the proposed battery plant is marked by fencing as can be seen in the photo below. Directly behind the house, to the east, there is a large commercial/industrial building. Agricultural land lies further to the south of the site. The main access to the site is via Battery Lane.



DETAILS OF PROPOSAL:

This application is for the erection of a detached outbuilding to serve Beeston Farm. The building will be used as a garage/workshop and accommodation for RV vehicles. The proposed building will be 9.2m wide by 9.2m deep with an eaves height of 5m and a ridge height of 6.012m. The external face of the building will be plastic coated steel sheets. The roof will be covered with similar sheets or fibre-cement. The proposed building incorporates two roller shutter doors on the front elevation plus two small windows and a personnel door on the side.

The proposed layout is shown below.



RELEVANT HISTORY:

There are no relevant planning applications relating to this site though permission was granted for a battery energy storage plant in January 2018 to the west of the site (ref B/17/0467).

An application to vary conditions 2 and 3 attached to this permission was submitted earlier this year but no decision has yet been made on that application (ref B/20/0154). The application seeks to modify and update the plant and machinery that formed part of the original permission. Work has commenced on site. Access to this development is via a new track that gains access onto Nursery Road and runs alongside Beeston Farm, to the rear.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The site forms part of a larger area of land that is designated in the SELLP as an existing Main Employment Area.

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

Policy 1: Spatial Strategy

Seeks to focus new development into existing settlements, in particular those with a significant service base. It sets out a settlement hierarchy, and identifies the types of

developments that will be appropriate in each tier of the hierarchy, and in the countryside.

Policy 2: Development Management

Seeks to ensure that all new development will be sustainable. It sets out nine particular sustainable development considerations against which planning applications will be judged.

Policy 3: Design of New Development

Seeks to ensure that all new development will make a positive contribution to the character and quality of its surroundings. It sets out fifteen particular design issues against which planning applications will be judged.

Policy 4: Approach to Flood Risk

Seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. It identifies the process by which planning applications in Flood Zones 2 and 3 will be considered, and sets out particular requirements for applications to change the use of buildings, and for caravans, mobile homes, etc.

Policy 30: Pollution

Seeks to ensure that new development will not have harmful environmental impacts, and that existing pollution will not have harmful impacts upon any development proposals.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2- Achieving sustainable development
- Section 12- Achieving well designed places

CONSULTATION RESPONSES:

Lincolnshire County Council County Highways Authority has no objections.

Environmental Health has no objections.

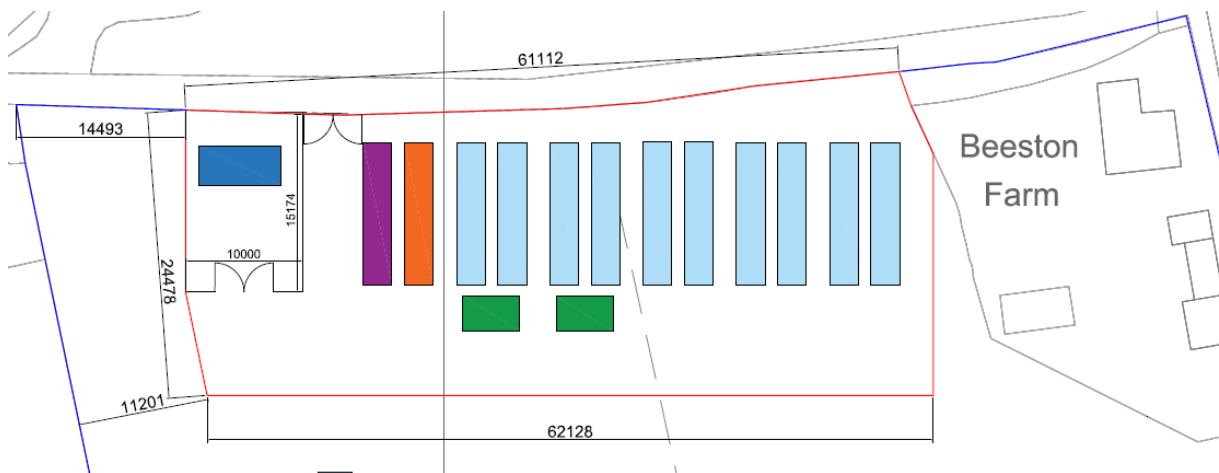
THIRD PARTY REPRESENTATIONS RECEIVED:

None received.

EVALUATION:

The proposed building is of industrial design and proportions and it may be argued that such a building would appear alien and incongruous within a domestic garden area. This may be true in many cases within residential areas elsewhere within the town. However given that this dwelling is located within the heart of an industrial estate, it would be hard to argue that the building would appear out of place or inappropriate.

The plan below shows the approved layout for the battery energy plant and its relationship with Beeston Farm. The block plan included in the 'details of proposal' section above shows the location of the proposed outbuilding and its relationship with the shared boundary and adjacent site. The 'blue' rectangular buildings shown on the plan below are 'battery /inverter containers'.



It should be noted that the above scheme for the battery energy storage plant is subject to a current application to seek approval for an alternative design and layout. This application has not yet been determined and is being held in abeyance until amended plans showing a further revised layout has been submitted. Work is currently being undertaken on site though it is not known at this stage which scheme is being implemented. Therefore, it is difficult to assess whether this proposal will have any impact on the development that is taking place on the adjacent site. Nevertheless, given the type of operation being developed, it is unlikely that the proposed building will have any adverse impact on the adjacent scheme or other land uses within the surrounding area. As indicated above, there are no residential properties in the vicinity of the site so impact on residential amenity is not an issue.

Given the location of the site, it is not necessary to impose a condition which restricts the use of the building to domestic use.

CONCLUSION:

This application is for a domestic outbuilding within the curtilage of an existing dwelling. Although it is large and of an industrial design, the building will not look out of place given the site is within an industrial area and will assimilate within its surroundings.

RECOMMENDATION: GRANT

CONDITIONS / REASONS			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
<p>1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004</p>			
<p>2 The development hereby approved shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • Location Plan scale 1/1250 • Proposed layout and elevations- scale 1:100 • Proposed layout – scale 1:500 <p>Reason:To ensure the development is undertaken in accordance with the approved details and to accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)</p>			

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
<p><u>STATEMENT OF PROACTIVE WORKING:</u> In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>